



<b>APPLICANT:</b> <u>Traton Homes LLC</u>	<b>PETITION No.:</b> <u>V-44</u>
<b>PHONE:</b> <u>770-427-9064</u>	<b>DATE OF HEARING:</b> <u>03-09-16</u>
<b>REPRESENTATIVE:</b> <u>Chris Poston</u>	<b>PRESENT ZONING:</b> <u>RM-12</u>
<b>PHONE:</b> <u>770-427-9064</u>	<b>LAND LOT(S):</b> <u>622</u>
<b>TITLEHOLDER:</b> <u>Traton Homes, LLC</u>	<b>DISTRICT:</b> <u>17</u>
<b>PROPERTY LOCATION:</b> <u>On the south side of</u>	<b>SIZE OF TRACT:</b> <u>2.27 acres</u>
<u>Cooper Lake Drive, east of Cabretta Drive</u>	<b>COMMISSION DISTRICT:</b> <u>2</u>
<u>(Strand Drive).</u>	

**TYPE OF VARIANCE:** Waive the required 25 foot landscape screening buffer to 17 feet adjacent to the eastern property line and to 16 feet adjacent to the southern property line.

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

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

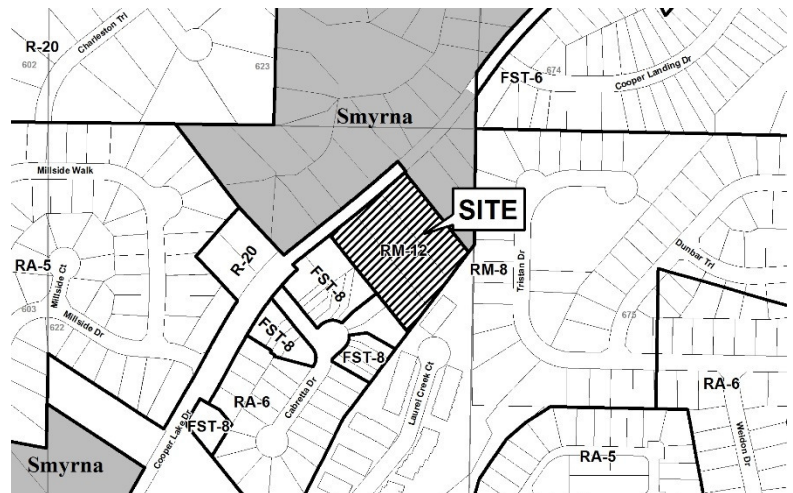
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a plat revision must be recorded prior to the issuance of the final certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The approved Tree Protection and Replacement Plan must also be revised to reflect the modified buffers. The surveyor must submit the plat and Tree Plan to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** Subject to approval of LDP site plan revision to reflect proposed changes.

**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 for V-32

**DESIGN GUIDELINES:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

**SEWER:** No conflict

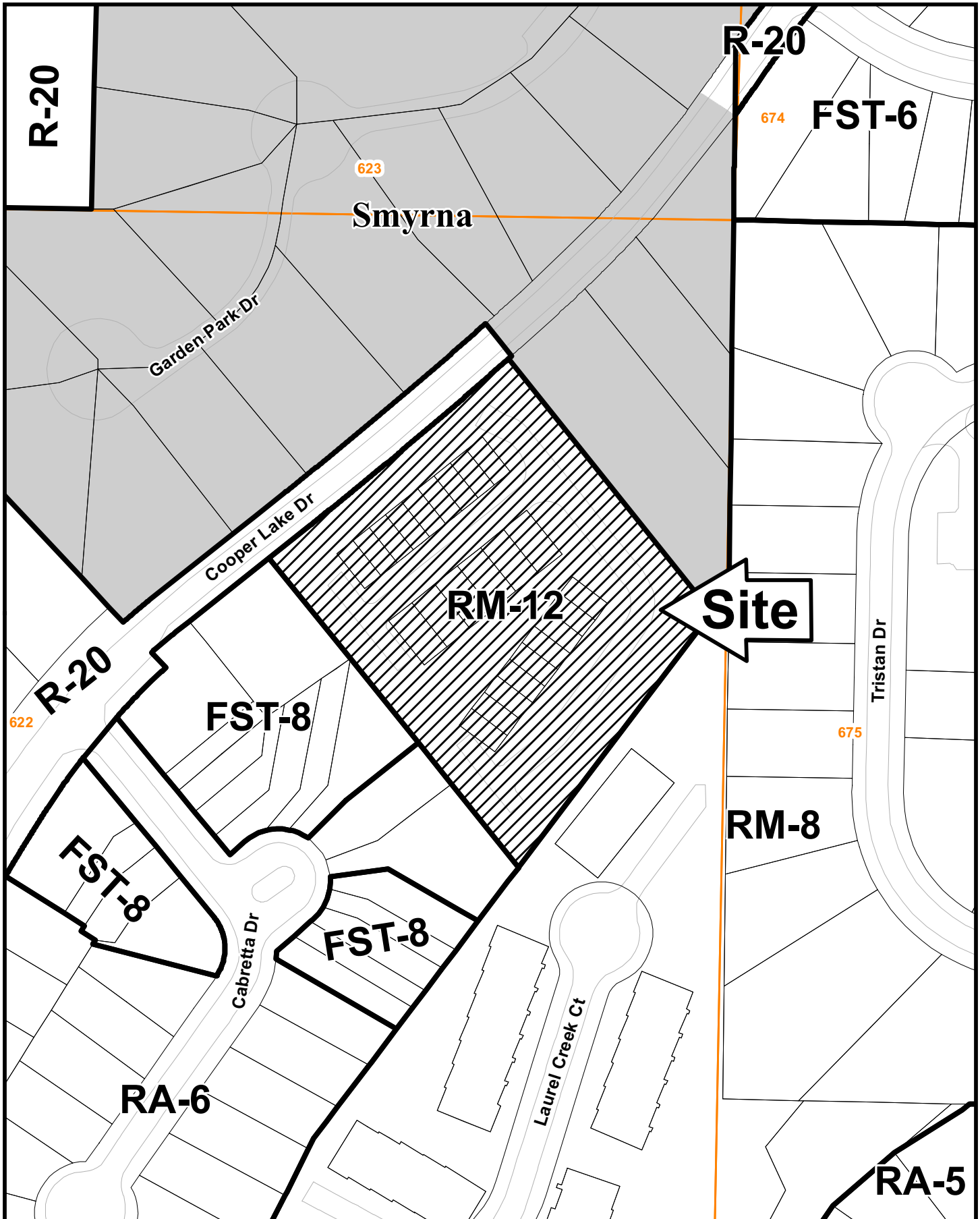
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-44

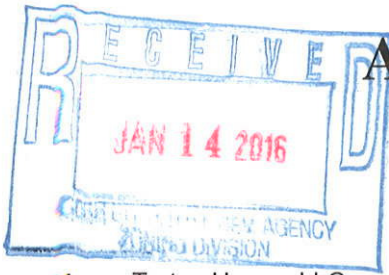


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200  
Feet

City Boundary  
Zoning Boundary





# Application for Variance Cobb County

(type or print clearly)

Application No. V-44  
Hearing Date: 3-9-16

Applicant Traton Homes LLC Phone # 770-427-9064 E-mail chris@tratonhomes.com

Chris Poston Address 720 Kennesaw Avenue, Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-427-9064 E-mail chris@tratonhomes.com  
(representative's signature)

My commission expires: 9/17/17  
Brandon Wilt  
Notary Public  
Gwinnett County, GA  
My Commission Expires  
09/17/2017  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Traton Homes LLC Phone # 770-427-9064 E-mail chris@tratonhomes.com

Signature [Signature] Address: 720 Kennesaw Avenue, Marietta, GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/17/17  
Brandon Wilt  
Notary Public  
Gwinnett County, GA  
My Commission Expires  
09/17/2017  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property RM-12

Location Intersection of Strand Drive and Cooper Lake Drive, Smyrna, GA  
(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 ☒

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO ☒

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).

Applicant purchased existing, vacant, developed subdivision in 2015. Subdivision was foreclosed on and served as a blight to the community for many years prior to Applicant's purchase. Subsequently, Applicant has built out new homes in much of the subdivision but has had limited success selling the new homes due to a lack of adequate guest parking spaces. The existing infrastructure installed prior to Applicant's purchase of the property along with extreme topography and the overall size of the property prohibits Applicant's ability to install guest parking spaces which are being requested by the homebuying market.

List type of variance requested: Applicant requests a waiver of the screening buffer from the required twenty-five (25) feet screening buffer to seventeen (17) feet along a portion of the easterly property line and sixteen (16) feet along a portion of the southerly property line. This will allow for the installation of needed guest parking spaces, the relocation of a sidewalk to allow for additional guest parking spaces, and the installation of a USPS-required mail kiosk.

The requested variance is more specifically shown on the "Variance Plan for Brandy Hall" prepared by Gaskins and dated 01/11/2016, submitted with this application.