

OWNER/BUILDER:

MAXHAM FARM, LLC
1123 ZONOLITE ROAD, SUITE 30
ATLANTA, GA 30306

24 HOUR EMERGENCY CONTACT:

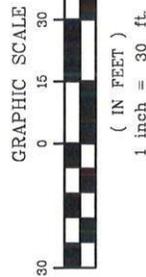
BUCK ALTSCHUL
678-794-9396

NOTE:
THIS PLAN IS FOR SETBACK
VARIANCE ONLY.

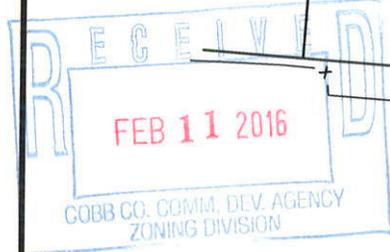
REFERENCES

1. FINAL PLAT FOR MAXHAM
FARM SUBDIVISION FOUND IN
COBB COUNTY RECORDS.

ACCORDING TO THE F.I.R.M. OF COBB
COUNTY, PANEL NUMBER
13067C0211H, DATED 03/04/2013, THIS
LOT IS LOCATED IN AN OTHER FLOOD
AREAS ZONE AS DEFINED BY THE
LEGEND ON THE FIRM MAP.

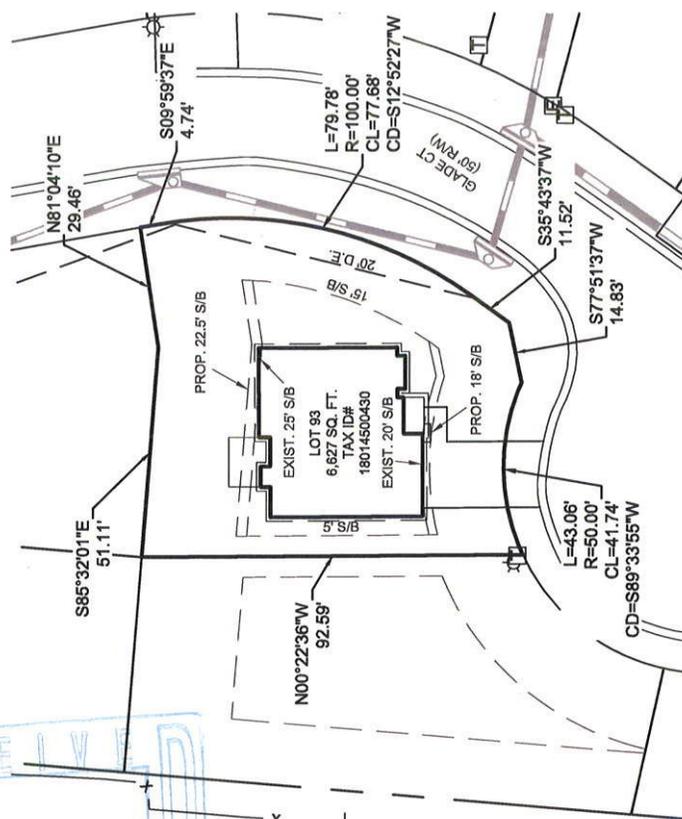


PROPERTY ADDRESS:
6130 GLADE COURT
AUSTELL, GA 30168

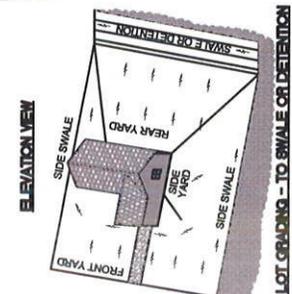


IMPERVIOUS AREA CALCULATIONS:

HOUSE 1,708 SQ. FT.
PATIO 109 SQ. FT.
STOOP 44 SQ. FT.
DRIVEWAY AND SIDEWALK 358 SQ. FT.
2,219 SQ. FT TOTAL = 33%



V-50
(2016)



SETBACKS	EXISTING	PROPOSED
FRONT SETBACK:	20 FOOT	18 FOOT
REAR SETBACK:	25 FOOT	22.5 FOOT
SIDE SETBACK:	5 FOOT	5 FOOT

DATE:	12-2-15
SCALE:	1" = 30'
DRAWN BY:	WR
REVIEWED BY:	BBOAN

REVISIONS

1.	REV. TO SHOW 10% VARIANCE - 1-16-16
2.	PER CLIENT COMMENTS - 1-18-16
3.	PER CLIENT COMMENTS - 2-10-16
4.	
5.	

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REGISTRANT ACROSS THE
REGISTRANT'S SEAL.



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SETBACK VARIANCE PLAN FOR
LOT 93
MAXHAM FARM
SUBDIVISION
LOCATED IN:
LAND LOTS 87, 88, & 145, 18TH DISTRICT
COBB COUNTY, GEORGIA



APPLICANT: Maxham Farm, LLC

PETITION No.: V-50

PHONE: 678-794-9396

DATE OF HEARING: 04-13-16

REPRESENTATIVE: Buck Altschul

PRESENT ZONING: RA-5

PHONE: 678-794-9396

LAND LOT(S): 145

TITLEHOLDER: Drapac Group 3, LLC

DISTRICT: 18

PROPERTY LOCATION: On the west side of Glade Court, south of Polder Way (6130 Glade Court).

SIZE OF TRACT: 0.1521

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 20 feet to 18 feet; and 2) waive the rear setback from the required 25 feet to 22 feet.

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

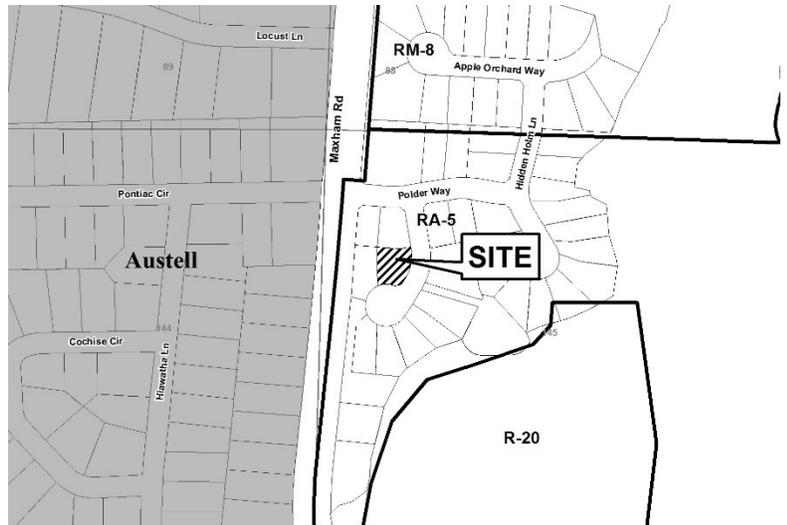
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Maxham Farm, LLC

PETITION No.: V-50

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 subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comments.

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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

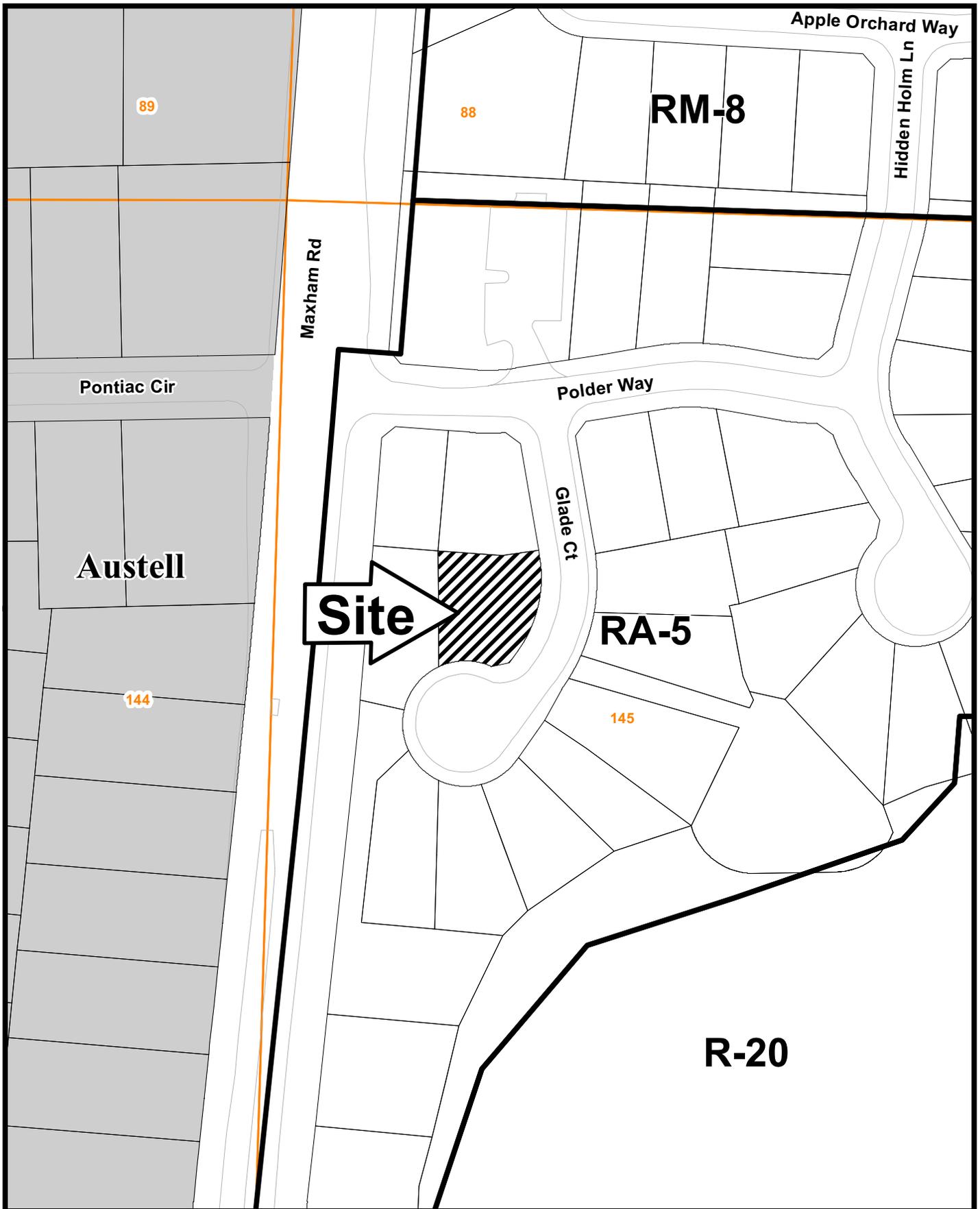
WATER: No conflict

SEWER: No conflict

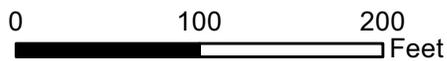
APPLICANT: Maxham Farm, LLC **PETITION No.:** V-50

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-50



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





Application for Variance Cobb County

(type or print clearly)

Application No. V-50
Hearing Date: 4-13-16

Applicant MAXHAM FARM, LLC Phone # 678-794-9396 E-mail buck@drapacgroup.com

BUCK ALTSCHUL Address 1123 ZONOLITE ROAD, SUITE 30 ATLANTA, GA 30306
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-794-9396 E-mail buck@drapacgroup.com
(representative's signature)

My commission expires: 2-16-2019

SAMANTHA KEETON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Feb. 16, 2019

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder MAXHAM FARM, LLC Phone # 678-794-9396 E-mail buck@drapacgroup.com

Signature [Signature] Address: 1123 ZONOLITE RD, SUITE 30 ATLANTA, GA 30306
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-16-2019

SAMANTHA KEETON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Feb. 16, 2019

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property RA-5

Location 6130 GLADE COURT AUSTELL, GA 30168; ~~RA-5~~ P
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 145 District 18TH Size of Tract 0.1521 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).

THE VARIANCE ON FRONT & REAR SETBACKS ARE REQUIRED IN ORDER FOR THE SMALLEST HOUSE PLAN THE BUILDER WILL BUILD IN THE COMMUNITY WILL FIT ON THE LOT. THE LOT WILL BE UNBUILDABLE & ULTIMATELY UNPURCHASABLE BY THE BUILDER IF THE VARIANCE IS NOT APPROVED.

List type of variance requested: FRONT YARD SETBACK REDUCTION OF 2' (10%) & REAR YARD SETBACK VARIANCE OF 2.5' (10%)