



**APPLICANT:** Pradera Group, LLC

**PETITION No.:** V-62

**PHONE:** 404-408-2726

**DATE OF HEARING:** 05-11-2016

**REPRESENTATIVE:** Michael Wadsworth

**PRESENT ZONING:** R-20

**PHONE:** 678-756-0802

**LAND LOT(S):** 1125

**TITLEHOLDER:** Pradera Group, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the west side of Birchfield Drive, south of Indian Hills Drive (383 Birchfield Drive).

**SIZE OF TRACT:** 0.5 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

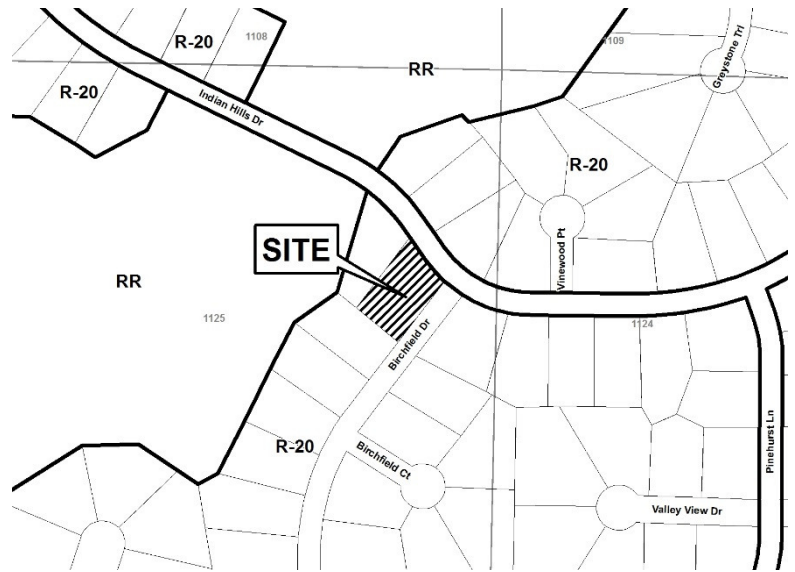
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **VOTE**       

**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 subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all modified setbacks 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 adverse stormwater management impacts are 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:** 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.

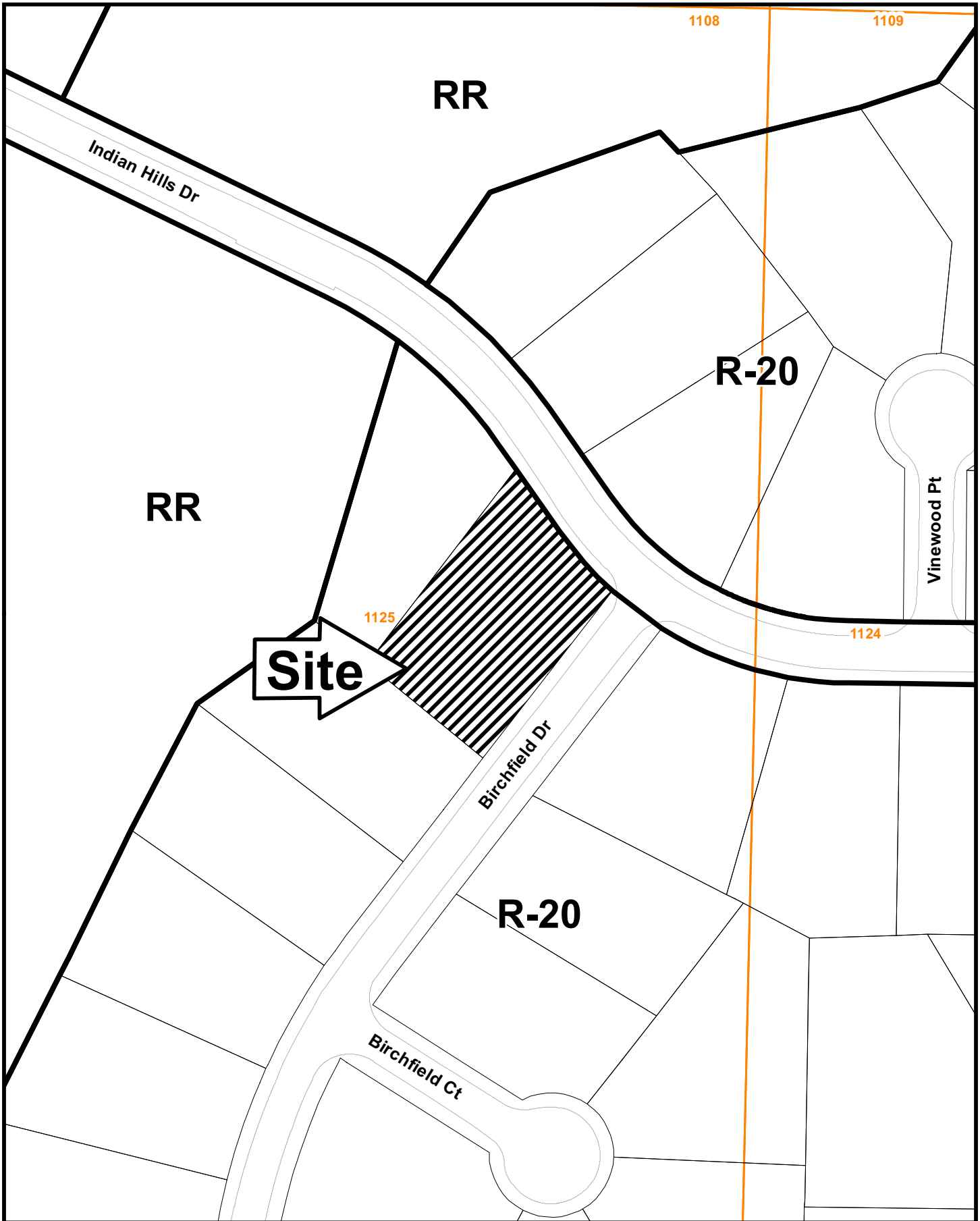
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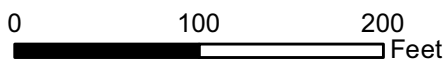
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**FIRE DEPARTMENT:** analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

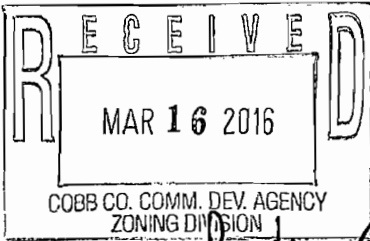
# V-62-2016 GIS MAP



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

**REVISED** (for print clearly)

Application No. V-62  
Hearing Date: 5-11-16

Applicant Pradera Group LLC Phone # 404-408-2726 E-mail INFO@PRADERAGROUP.COM

Michael Woodsworth Address PO Box 723235, Atlanta, GA 31139  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-756-0802 E-mail MWADSWORTH@PRADERAGROUP.COM  
(representative's signature)

My commission expires: 8-17-18

Signed, sealed and delivered in presence of Donna D. Sweeney  
Notary Public, Cobb County, Georgia  
EXPIRES AUG. 17, 2018

Titleholder Pradera Group LLC Phone # 404-408-2726 E-mail MWADSWORTH@PRADERAGROUP.COM

Signature [Signature] Address: PO Box 723235, Atlanta, GA 31139  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8-17-18

Signed, sealed and delivered in presence of Donna D. Sweeney  
Notary Public, Cobb County, Georgia  
EXPIRES AUG. 17, 2018

Present Zoning of Property R-20

Location 383 Birchfield Drive, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1125 District 16th Size of Tract .5 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 X Other \_\_\_\_\_

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

The original home built on the lot burned down and is being re-built. The original home extended into the rear set back 15' due to the front part of the lot having steep topo. The applicant would like to locate the new home in a similar locatin to avoid the steep grade.

List type of variance requested: Reduce rear yard set back by 15 feet.