

APPLICANT: Pulte Home Corporation

PETITION No.: V-63

PHONE: 770-703-1822

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: James A. Balli

PRESENT ZONING: RM-8

PHONE: 770-422-7016

LAND LOT(S): 747, 748

TITLEHOLDER: Pulte Home Corporation

DISTRICT: 17

PROPERTY LOCATION: On the east side of Atlanta Road, south of Cumberland Parkway

SIZE OF TRACT: 3.59 acres

(Address Not Yet Assigned)

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 25 feet to 23 feet adjacent to the western property line (Unit 24).

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

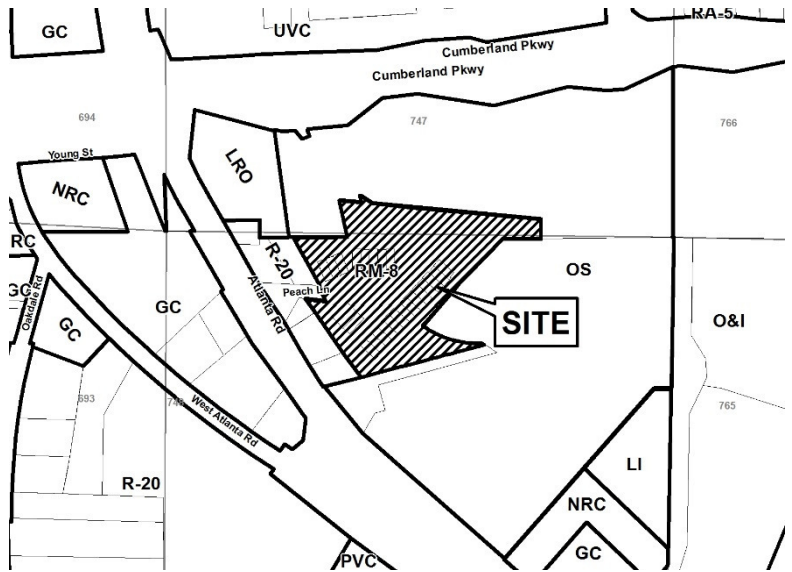
BOARD OF APPEALS DECISION

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: 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: The subject site is within the Atlanta Road Design Guidelines area; however the site is not directly adjacent to Atlanta Road and this variance regarding the setback reduction will not impact the streetscape and building environment on Atlanta Road which is addressed by design guidelines. The applicant does not need to comply with the guidelines. No action requested.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

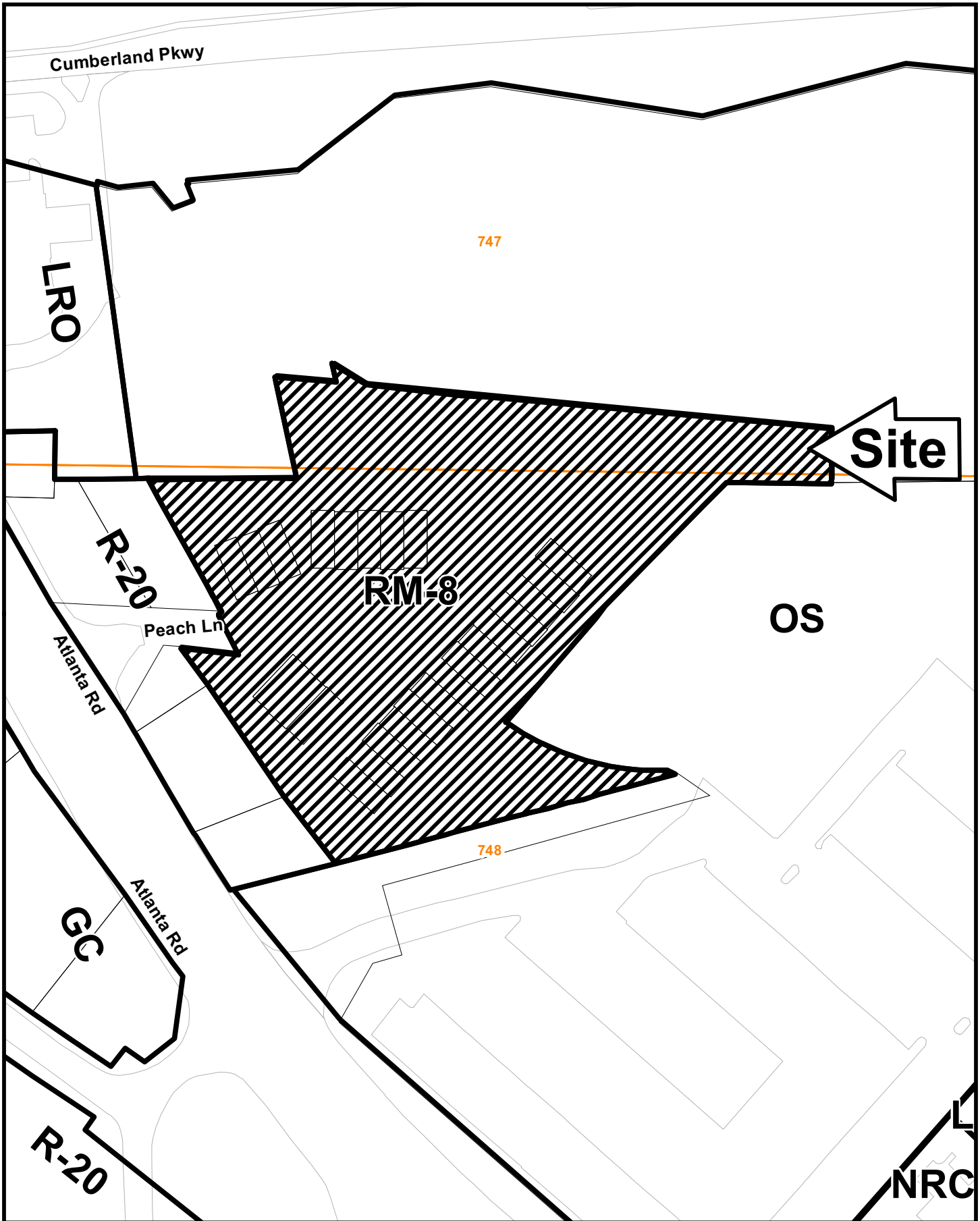
SEWER: No conflict.

APPLICANT: Pulte Home Corporation

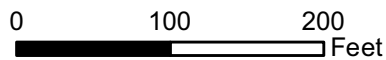
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FIRE DEPARTMENT: analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

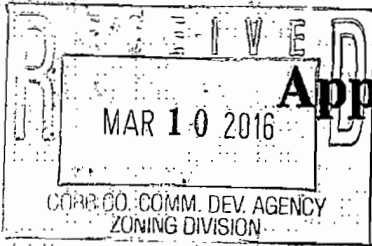
V-63-2016 GIS MAP



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

(type or print clearly)

Application No. V-103
Hearing Date: 5-11-16

Applicant Pulte Home Corporation Phone # 770-703-1822 E-mail _____

James A. Balli Address 4125 Atlanta Road, Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

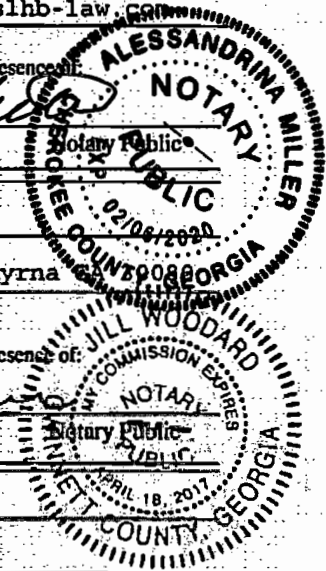
[Signature]
(representative's signature)

422-7016
Phone # 770-703-1822 E-mail jballi@slhb-law.com

Signed, sealed and delivered in presence of:

[Signature]

My commission expires: 2-6-20



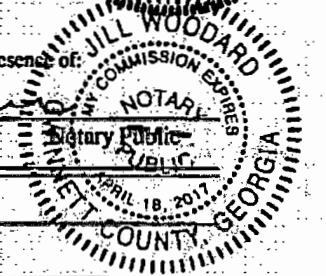
Titleholder Pulte Home Corporation Phone # _____ E-mail _____

Signature *[Signature]* Address: 4125 Atlanta Road, Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

My commission expires: 4/18/2017



Present Zoning of Property RM-8

Location Atlanta Road and Cumberland Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 747 and 748 District 17th Size of Tract 3.592 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

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).

Unable to obtain certificate of occupancy for unit 24.

List type of variance requested: Request for 2 foot encroach into 25 foot side setback at unit 24. This includes, but is not limited to, a variance to allow the existing structure as shown on the attached survey