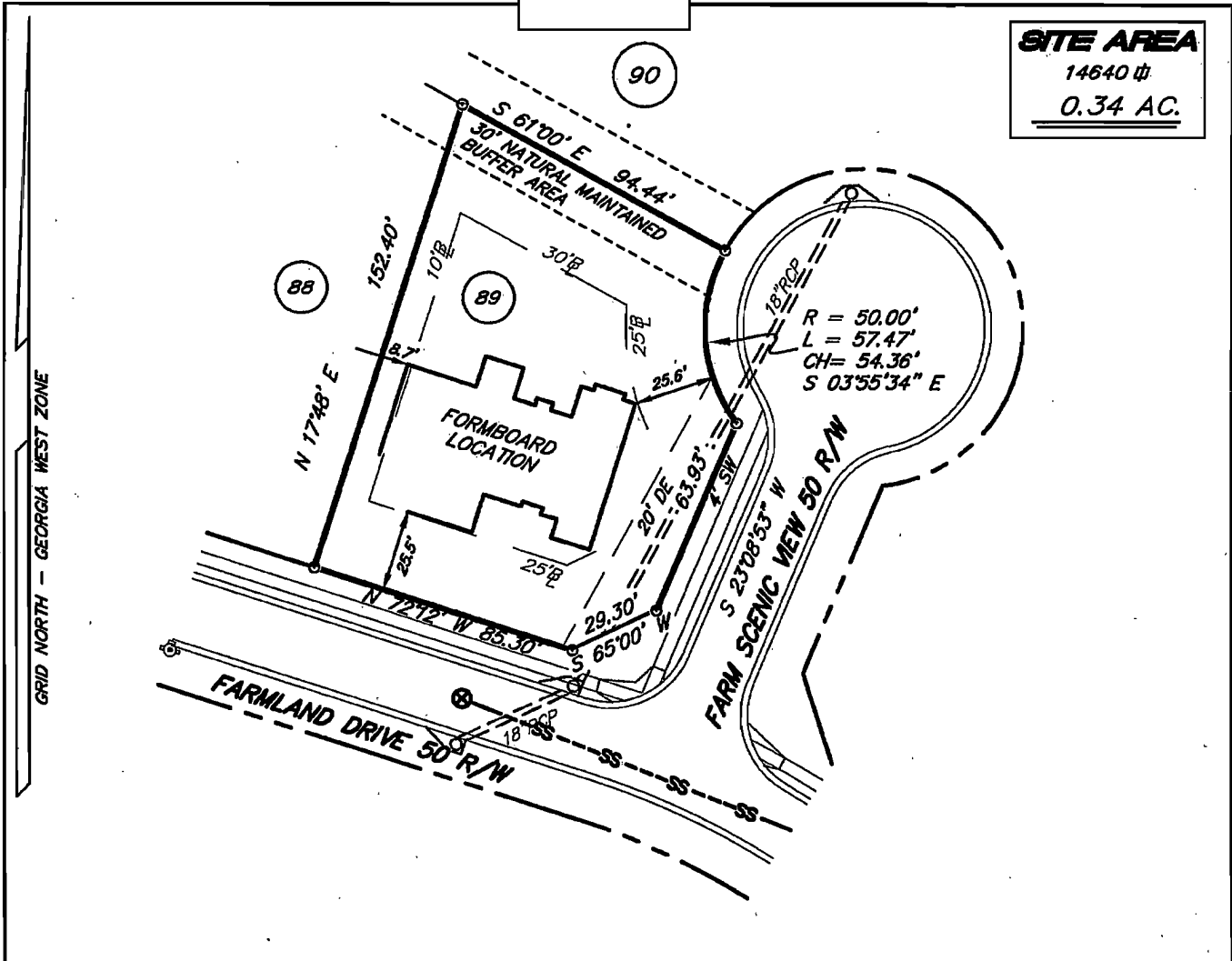


V-106
(2016)

SITE AREA
14640 sq ft
0.34 AC.



THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE BUILDING PERMIT PROCESS AND THAT THIS FORMBOARD LOCATION SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.



Gaskins

ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

LSF# 789
www.gscsurvey.com

Canton Office
147 Reinhardt College Pkwy
Ste. 8 Canton, GA 30114
Phone: (770) 479-9698

FORMBOARD LOCATION SURVEY FOR:
**NEW TOWNE PROPERTIES
THE FARM AT BROOKSTONE
UNIT IV
LOT 89**

LOCATED IN L.L. 191
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

FIELD DATE: 05/09/16	DRAWN BY: JDW
OFFICE DATE: 05/10/16	CHECKED BY: CAE
SCALE: 1"=50'	FILE: J/W100

APPLICANT: New Towne Properties, LLC

PETITION No.: V-106

PHONE: none given

DATE OF HEARING: 8-10-2016

REPRESENTATIVE: John H. Moore

PRESENT ZONING: PRD

PHONE: 770-429-1499

LAND LOT(S): 191

TITLEHOLDER: New Towne Properties, LLC, a Georgia limited liability company

DISTRICT: 20

PROPERTY LOCATION: On the northwest corner of Farm Scenic View and Farmland Drive (1744 Farmland Drive).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to eight (8) feet adjacent to the western property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

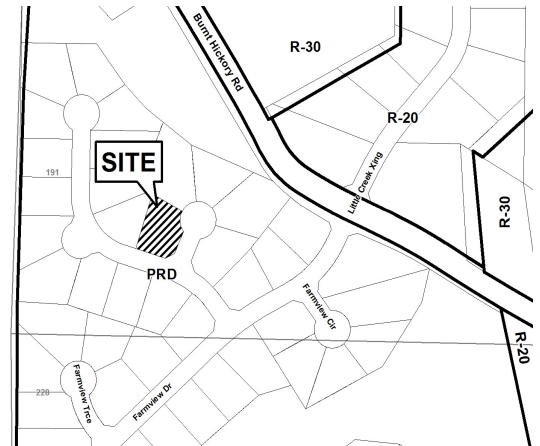
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: New Towne Properties, LLC **PETITION No.:** V-106

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 along with any approved setback reductions, 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 for V-98 –V-113.

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

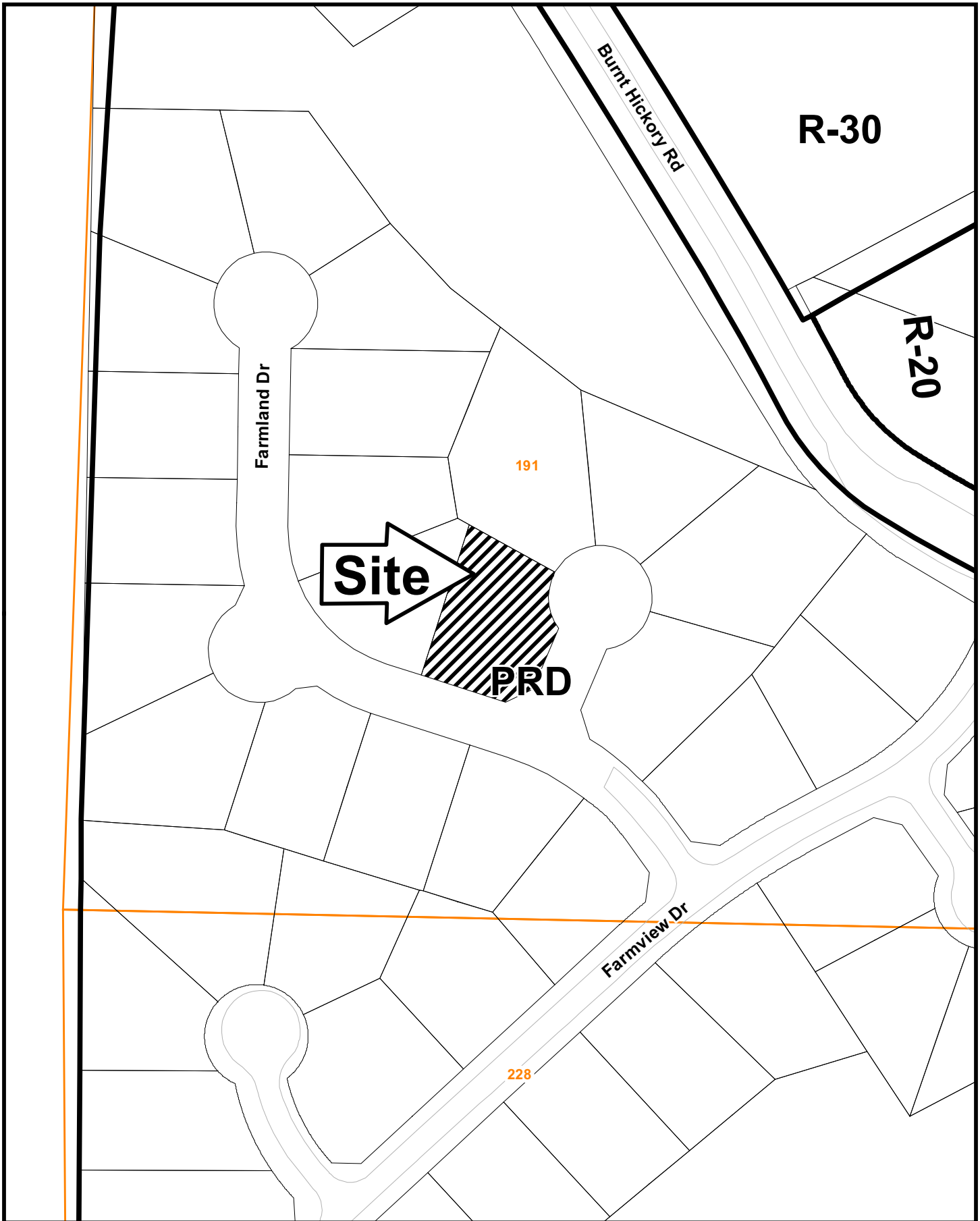
WATER: No conflict

SEWER: No conflict

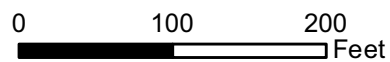
APPLICANT: New Towne Properties, LLC **PETITION No.:** V-106



FIRE DEPARTMENT: NO COMMENTS: 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.

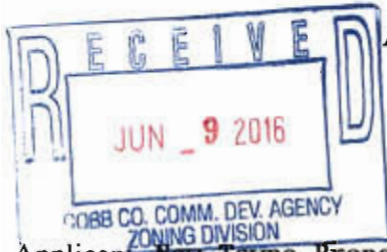
V-106-2016 GIS



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-106 (2016)
Hearing Date: 08/10/2016

Applicant New Towne Properties, LLC Phone # _____ E-mail jkvansant@yahoo.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name) printed (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 10, 2019

Titleholder New Towne Properties, LLC Phone # _____ E-mail jkvansant@yahoo.com

Signature BY: [Signature] Address: Suite 100, 600 Kennesaw Avenue
(attach additional signatures, if needed) Marietta, GA 30060
Jonathan K. Vansant, Manager (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 10, 2019

Present Zoning of Property PRD
Location Intersection of the northwesterly side of Farm Scenic View and the
northeasterly side of Farmland Drive (Lot 89, The Farm at Brookstone,
(street address, if applicable; nearest intersection, etc.) Unit IV

Land Lot(s) 191 District 20th Size of Tract 0.34 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 X 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:
See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: See Exhibit "A" attached hereto and incorporated herein
by reference.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2016)
Hearing Date: August 10, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: New Towne Properties, LLC

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

The property which is the subject of this Application for Variance is 0.34 acres and is Lot 89, The Farm at Brookstone Unit IV, Land Lot 191, 20th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Farm at Brookstone is zoned to the Planned Residential Development ("PRD") zoning category, and is being developed for a single-family residential community. The PRD zoning category provides flexible site plan and building arrangements under a unified plan of development rather than lot-by-lot regulation. Applicant requests a waiver of the minimum side setback from the required ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Survey prepared for Applicant by Gaskins Surveying Company, Inc., dated May 10, 2016, submitted contemporaneously with this Application for Variance.

The Subject Property; as well as other lots within the development, was purchased by Applicant in October 2015 to construct a single-family residence thereon. Due to the location of the Property on a cul-de-sac; together with the location of a twenty (20) foot drainage easement on the easterly side of the Property, adjacent to the cul-de-sac street (Farm Scenic View), Applicant is unable to situate the proposed residence any other way on the lot. To deny the requested variance would render the Property undevelopable; or, alternatively, require Applicant to seek to build a smaller home, which may or may not be allowed pursuant to the zoning stipulations and conditions.

The waiver of the side setback would have no impact on adjacent or nearby properties. All affected neighbors do not object to the variance. Granting the requested variance would allow the construction of the residence.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE
(Page Two of Two)

Application No.: V-_____ (2016)
Hearing Date: August 10, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: New Towne Properties, LLC

List type of variance requested:

- (1) Waiver of required side setback along the northwesterly side of the proposed residence from ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Survey submitted with the Application for Variance. (See § 134-201(4)).