

**VARIANCE REQUEST**

- 1) REDUCTION OF 40-FOOT REARWARD SETBACK TO 15-FEET

**NOTES**

1. THIS LOT WILL CONTAIN A SINGLE HOME. A SPECIFIC HOME DESIGN HAS NOT YET BEEN DETERMINED
2. NO BUFFERS ARE REQUIRED FOR THIS LOT
3. EXISTING WALLS ARE SHOWN TO ACCOMMODATE SINGLE FAMILY HOME REQUIREMENTS
4. THERE ARE NO LAKES OR STREAMS ON THIS SITE
5. EXISTING UTILITIES ARE SHOWN ON THE SURVEY INFORMATION
6. ACCORDING TO RAINFALL RECORDS (1981-2013), NO ONE-YEAR FLOOD PLAIN EXISTS ON THIS SITE
7. NO CEMETERY IS KNOWN TO EXIST ON THIS SITE
8. NO WETLANDS ARE KNOWN TO EXIST ON THIS SITE
9. NO STRAINS ARE KNOWN TO EXIST ON THIS SITE
10. AN EXISTING DRIVEWAY SERVES AS ACCESS TO THIS SITE. THE PURPOSE OF THIS VARIANCE REQUEST IS TO REMOVE THE 40' REARWARD SETBACK IN ORDER THAT THE FUTURE HOME MAY BE SHIFTED AWAY FROM PAPER MILL ROAD AND THAT THE ACCESSING DRIVEWAY CAN SHIFT ALONG WITH IT TO CREATE A SAFER DISTANCE FROM THE INTERSECTION.

OWNER:  
FOYER CUSTOM HOMES LLC  
3605 SANDY PLAINS RD, STE 240-279  
MARIETTA, GA 30066



**4100 THUNDERBIRD DRIVE**  
COBB COUNTY, GEORGIA - LAND LOTS 1077 & 1089, 16th DISTRICT, 1st SECTION  
**FOYER CUSTOM HOMES, LLC**  
COBB COUNTY, GEORGIA

NO.	DATE	REVISIONS

DATE	11/01/16
BY	11/01/16
PROJECT	16027
OWNER	FOYER
DATE	11/01/16
BY	11/01/16
PROJECT	16027
OWNER	FOYER

1 in 1

**APPLICANT:** Foyer Custom Homes, LLC

**PETITION No.:** V-8

**PHONE:** 800-443-6937

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Trey Schwartz, RLA

**PRESENT ZONING:** R-30

**PHONE:** 404-502-0150

**LAND LOT(S):** 1089

**TITLEHOLDER:** GC 4100 Thunderbird, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southwest corner  
of Paper Mill Road and Thunderbird Drive  
(4100 Thunderbird Drive).

**SIZE OF TRACT:** 0.82 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 15 feet.

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

**BOARD OF APPEALS DECISION**

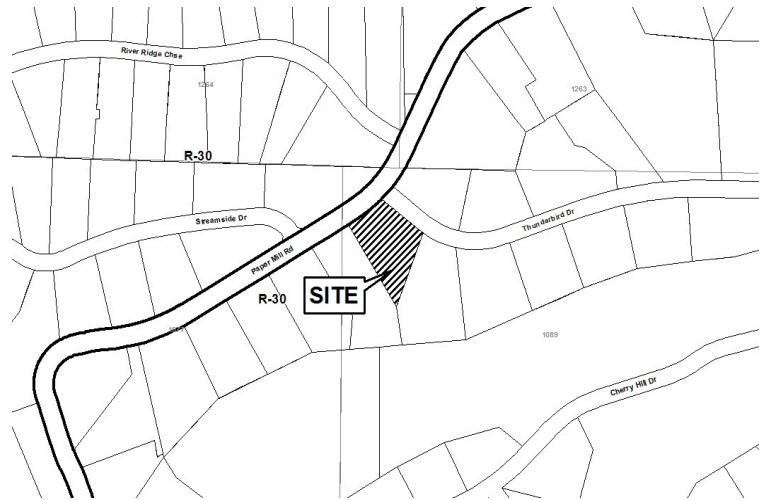
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** Recommend relocating the driveway a minimum of 100 feet from the intersection of Paper Mill Road and Thunderbird Drive.

**DEVELOPMENT & INSPECTIONS:** No comments.

**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:** Subject to site grading plan to be approved by Stormwater Management Division prior to permitting.

**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-1 – V-11.

**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 comments.

**WATER:** No conflict

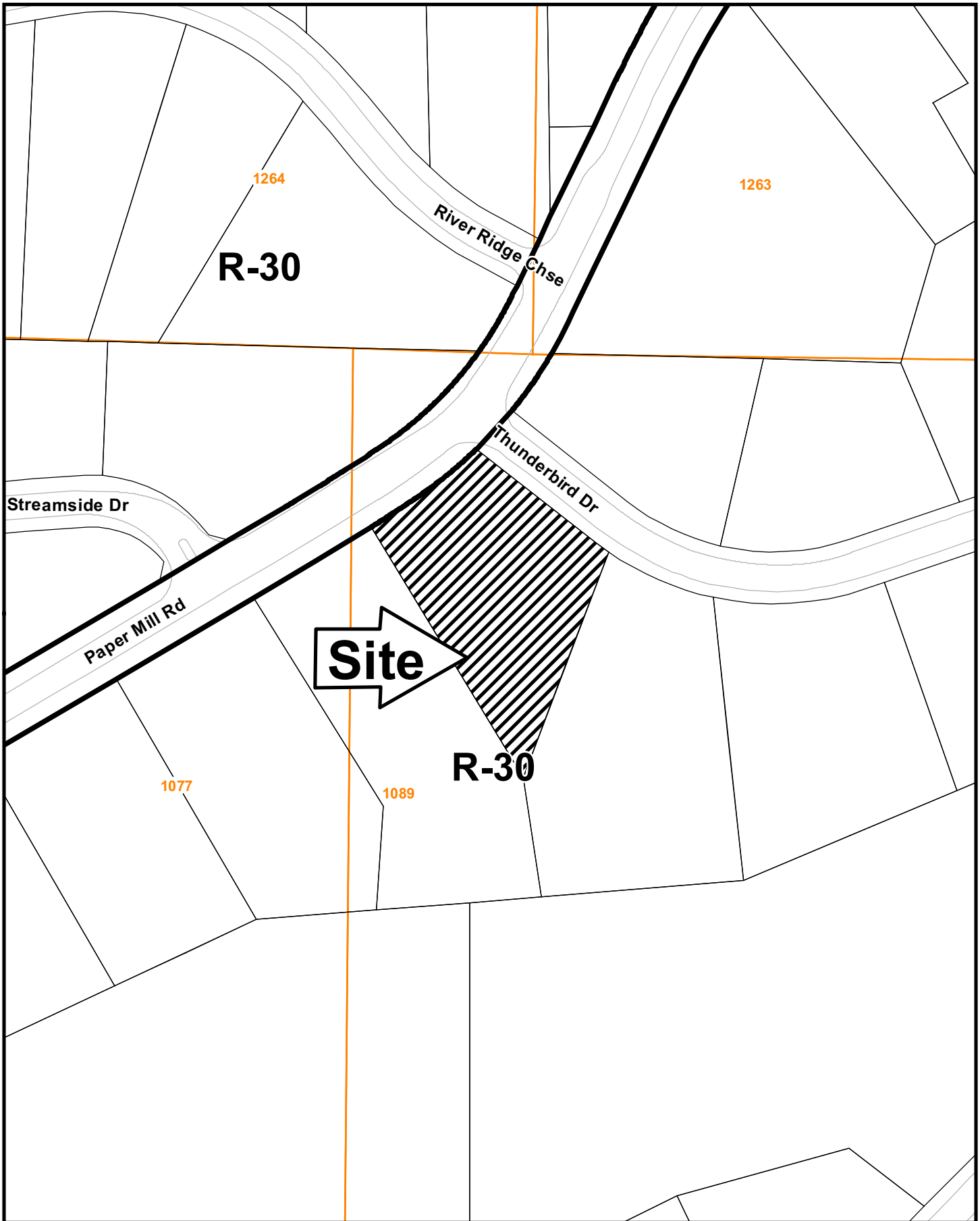
**SEWER:** No conflict

**APPLICANT:** Foyer Custom Homes, LLC    **PETITION No.:** V-8

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**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-8-2017 GIS



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

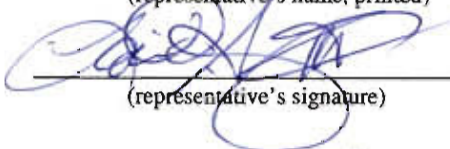
(type or print clearly)

Application No. V-8  
Hearing Date: 1-11-17

Applicant Foyer Custom Homes, LLC Phone # 800-443-6937 E-mail info@foycustomhomes.com

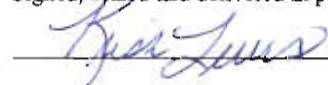
Trey Schwartz, RLA Address 3605 Sandy Plains Rd, Ste 240-279  
(representative's name, printed) (street, city, state and zip code)

Phone # 404-502-0150 E-mail treyschwartz@ts3studio.com

  
(representative's signature)

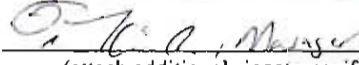
Signed, sealed and delivered in presence of

My commission expires: November 30, 2019



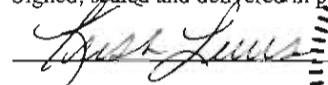


Titleholder GC 4100 Thunderbird, LLC Phone # 404-408-9648 E-mail kreece@guided.com

Signature  Address: 3605 Sandy Plains Rd, Ste 240-279  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: November 30, 2019



Present Zoning of Property R-30

Location 4100 Thunderbird Drive, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 & 1089 District 16th Size of Tract 0.819 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 0.819AC Shape of Property Polygon Topography of Property Sloped 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:

The current location of the driveway is unsafe, in order to move the driveway, Foyer Custom Homes, LLC needs to grade the site down and adjust the location of the house. In order to make this possible we need ask for a reduction of the rear yard setback from 40-feet to 15-feet.

List type of variance requested: Reduction of rear yard setback from 40-feet to 15-feet

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_