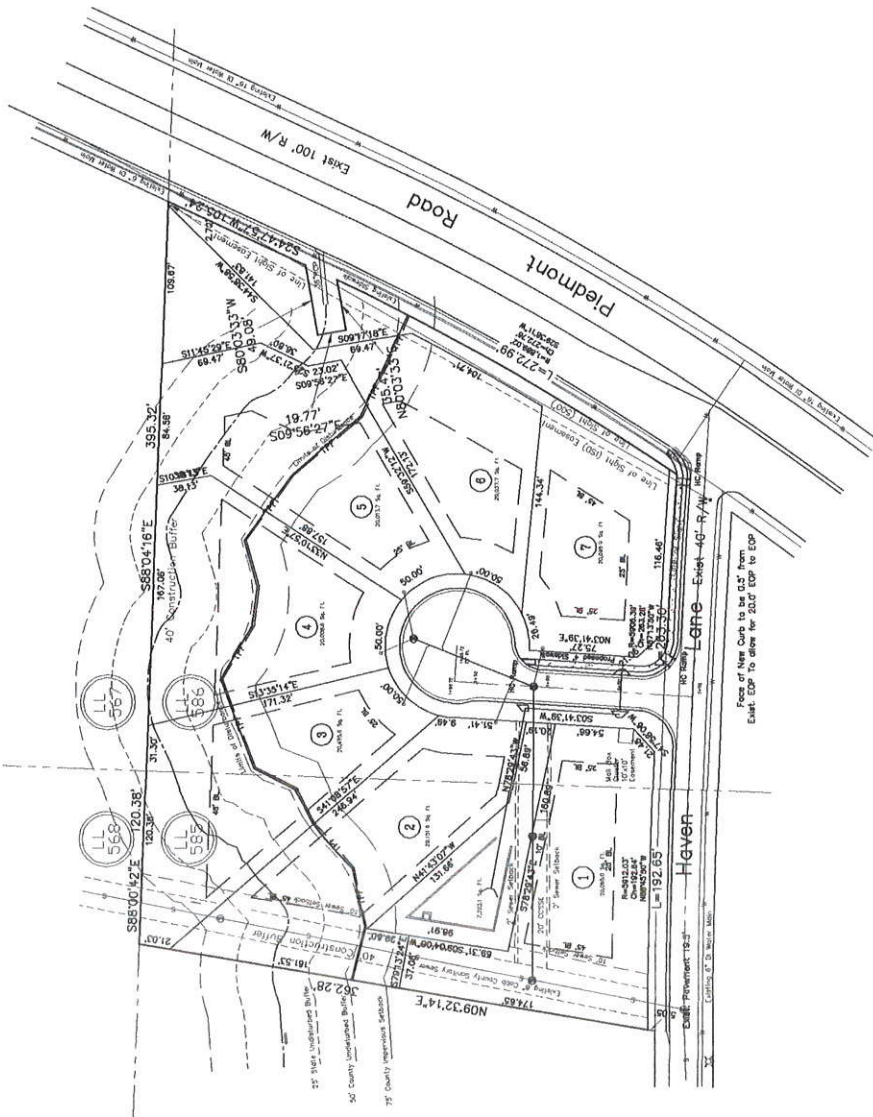


V-61
(2017)
Revised



REVISED

RECEIVED
JUN 01 2017
COBBS CO. CLERK OF V. AGENCY
ZONING DIVISION



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

Zoning Notes:

1. Boundary information from Survey prepared by Paul Lee Consulting Engineering Associates, Inc. Dated Nov. 23, 2015.
2. Current Zoning R-20 (Adopted Dec. 1973)
3. Proposed Setbacks: Front = 35' Variance = 25'
Rear = 35' Variance = 45'
Side = 10'
Major Side = 25'
Minimum Lot Size = 20,000 Sq. Ft.
Minimum House Size = 1,600 Sq. Ft. (Heated)
4. Total Number of Lots 7
Density 1.67 Lots/Acre

Total Area, Ft.
183,746
3.746 Acres

Total Area, Sq. Ft.
100,120.2
2.413 Acres

GRAPHIC SCALE
1 inch = 100 feet

DEVELOPER
FDC Development Group
4302 Fernbrook Lane
Kennesaw, Georgia 30144
CONTACT: Richard Duncan
PH. 678-591-7624

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER. ALL MATTERS PERTAINING TO THIS ARE COPIED.

REVISIONS
4-13-17 Variance Request to Revise Setbacks

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail
Canton, Georgia 30115
E-Mail: Lneese@25@aol.com



24 HR. EMERGENCY CONTACT: RICHARD DUNCAN (678) 591-7624

Preliminary Subdivision Layout:
Haven Pointe
481 Piedmont Road, Marietta, GA
Lots 585 & 586
16th District 2nd Section
Cobb County Georgia
Field Date: NA Plot Dates: 08-16

SHEET
2

APPLICANT: RDC Development Group, LLC

PETITION No.: V-61

PHONE: 678-591-7624

DATE OF HEARING: 6-14-2017

REPRESENTATIVE: Richard Duncan

PRESENT ZONING: R-20

PHONE: 678-591-7624

LAND LOT(S): 585, 586

TITLEHOLDER: Duncan Land Investments, LLC

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of Haven Lane and Piedmont Road, north of Cajun Drive (445 and 481 Piedmont Road).

SIZE OF TRACT: 3.75 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the front setbacks for proposed lots 1-7 from the required 35 feet to 25 feet.

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

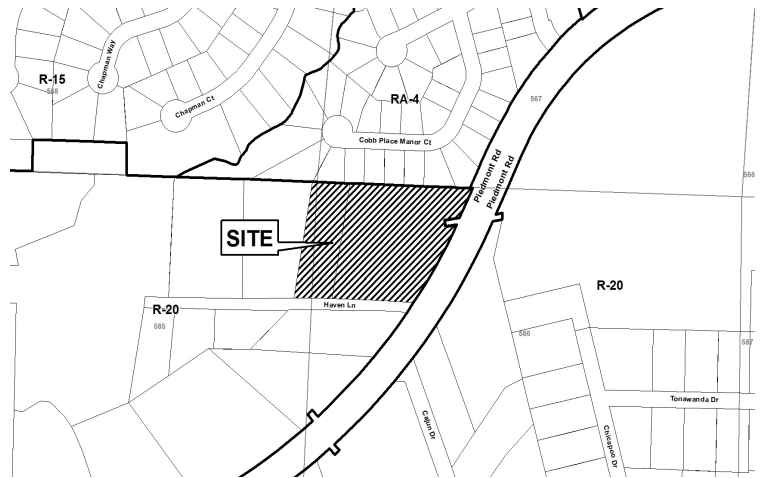
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: RDC Development Group,
LLC

PETITION No.: V-61

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to the property line will require 1-hour fire rating.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Stormwater Management supports the front setback reduction with the offsetting increase in the rear setback. No adverse stormwater 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: No comments.

CEMETERY PRESERVATION: No comments

WATER: No comments.

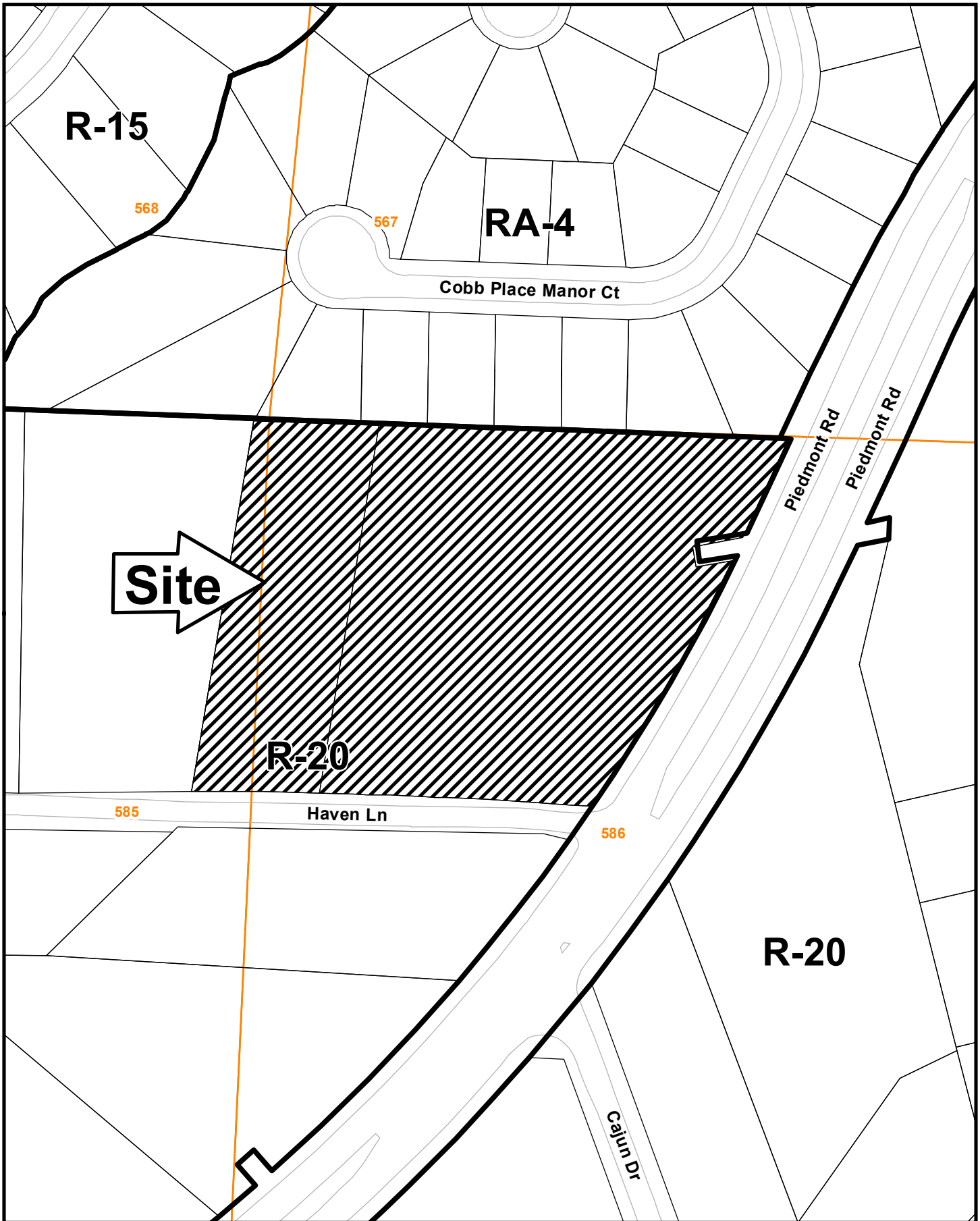
SEWER: No comments.

APPLICANT: RDC Development Group,
LLC

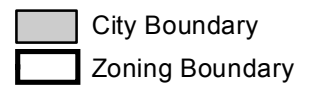
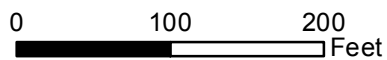
PETITION No.: V-61

FIRE DEPARTMENT: No comments.

V-612017-GIS



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-61

Hearing Date: 6-14-17

Applicant RDC Development Group LLC Phone # 678.591.7024 E-mail rdcdevelopment@yahoo.com
Richard Duncan Address 4302 Farmbrook Ln, Kennesaw, Ga. 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.591.7024 E-mail riversouth59@yahoo.com
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of: Jannesta Bates
Notary Public

Titleholder Duncan Land Investments LLC Phone # 678.591.7024 E-mail duncanlandinvest@yahoo.com
Signature [Signature] Address: 4302 Farmbrook Ln, Kennesaw, Ga. 30144
(attach additional signatures, if desired) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of: Jannesta Bates
Notary Public

Present Zoning of Property _____
Location 415 & 481 Piedmont Rd, Marietta, Ga 30066 (Haven Pointe Subd.)
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 585, 586 District 11th Size of Tract _____ 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:

Change in setbacks allow houses to be farther from stream buffer and neighboring properties

List type of variance requested: Change front setbacks from 35' to 25' and add 10' to rear setback to account for change to front setback