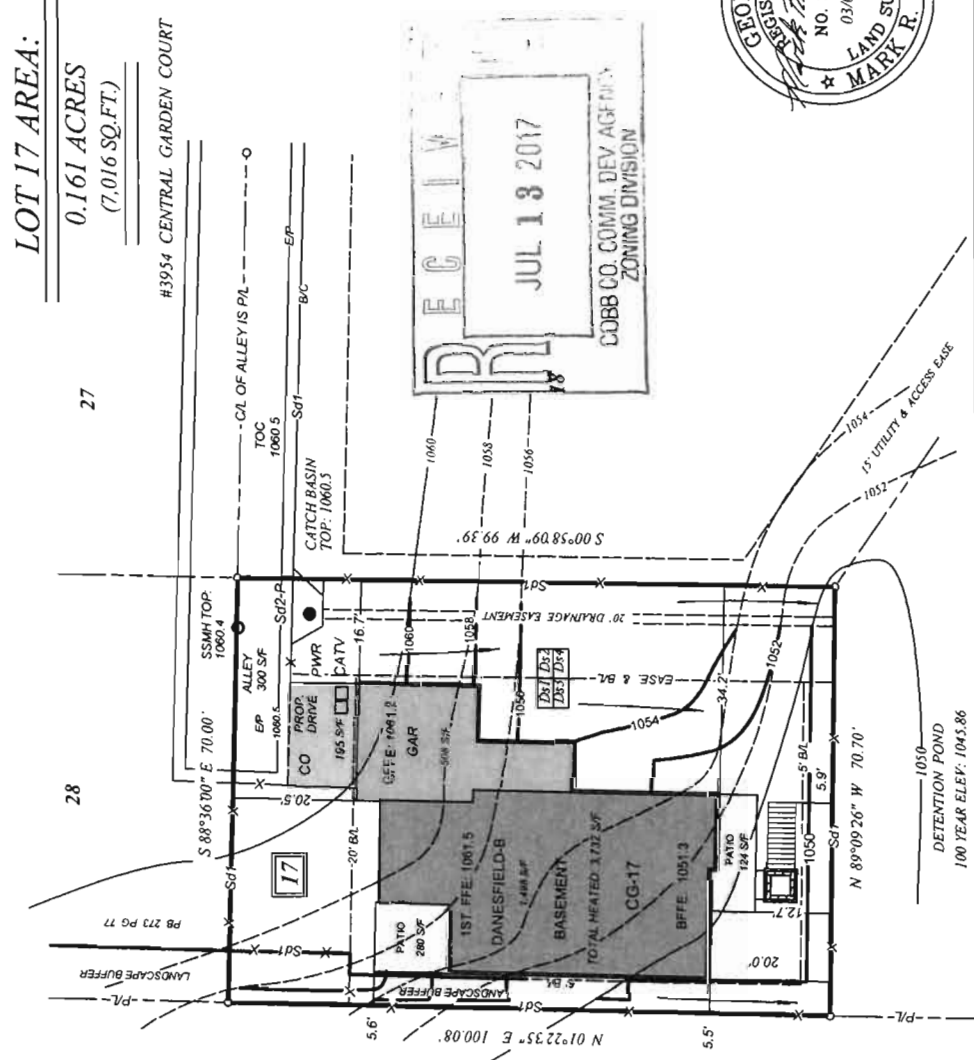


V-97
(2017)

LOT 17 AREA:
0.161 ACRES
(7,016 SQ.FT.)

#3954 CENTRAL GARDEN COURT

IMPERVIOUS AREA:
ALLEY: 300 SQ. FT.
HOUSE: = 1,498 SQ. FT.
GAR: = 508 SQ. FT.
PORCH: = 124 SQ. FT.
DRIVE: = 195 SQ. FT.
PATIO: = 14
DECK: = 14
TOTAL: = 2,270 / 7,016



24 HOUR CONTACT:
BRIAN BLOOM
PHONE: 678-852-7210

ZONED: RA-5
SETBACKS:
FRONT: = 10'
SIDE: = 5'
REAR: = 20'

- LEGEND:**
- TOC = POINT OF COMMENCEMENT
 - EP = POINT OF BEGINNING
 - IPF = IRON PIN SET WITH RE-BAR & CAP
 - R/W = RIGHT-OF-WAY
 - CL = CENTERLINE
 - P/L = PROPERTY LINE
 - N/F = NOW OR FORMERLY
 - MP = METEORIC MONUMENT FOUND
 - PL = PLANTING
 - LL = LAND LOT LINE
 - EP = EDGE OF PAVEMENT
 - BC = BACK OF CURB
 - BL = BUILDING LINE
 - FH = FIRE HYDRANT
 - MH = MAN HOLE
 - DN = DRAIN
 - DB = DRAIN BOX
 - JB = JUNCTION BOX
 - CI = CURB INLET
- 800 = EXIST. CONTOUR INDEX
802 = EXIST. CONTOUR INTERVAL
800 = PROP. CONTOUR

ON ALL DISTURBED AREAS
D21 D22
D23 D24

- CO CONSTRUCTION EXIT
- Sd1 SILT FENCE (TYPE C)
- St STORM DRAIN OUTLET PROTECTION
- Sd2 STORM DRAIN INLET PROTECTION
- Cd CHECK DAM
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds4 DISTURBED AREA STABILIZATION (WITH SOD)

GSWCC:
MARK R. WELBORN
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 9380
EXPIRES: 04/20/2018

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

Mark R. Welborn
GEORGIA REGISTERED LAND SURVEYOR # 2711

SUBDIVISION: CENTRAL GARDEN		P.B. 257	PG. 21	PREPARED FOR: PATRICK MALLOY COMMUNITIES (SITE PLAN)
LOT: 17	LAND LOT: 696	DISTRICT: 17TH, 2ND SECTION		
CITY: COBB	COUNTY: COBB	STATE: GEORGIA		
SCALE: 1" = 20'	DATE: 03/02/17	JOB NO: WLS-17-0278		
E-MAIL: WSMAR@WELLSOUTH.NET		<p>WELBORN LAND SURVEYING, INC. 65 PEGASUS TRACE NEWMAN, GEORGIA 30263 PHONE: 770-254-1383 FAX: 770-254-1383</p>		
<p>GRAPHIC SCALE 1" = 20'</p>		<p>CLOSURE DATA: DATE: 03/02/17 FIELD CLOSURE: 1" IN 15,000' + ANGLE POINT ERROR: 05" EQUIPMENT USED: CARLSON CR-5 ADJUSTMENT METHOD: NO ADJUSTMENT PLAT CLOSURE: 1" IN 100,000' +</p> <p>ACCORDING TO THE LATEST COBB COUNTY F.I.R.M. COMMUNITY PANEL NO. 13067C 0226G DATED DECEMBER 16, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.</p>		

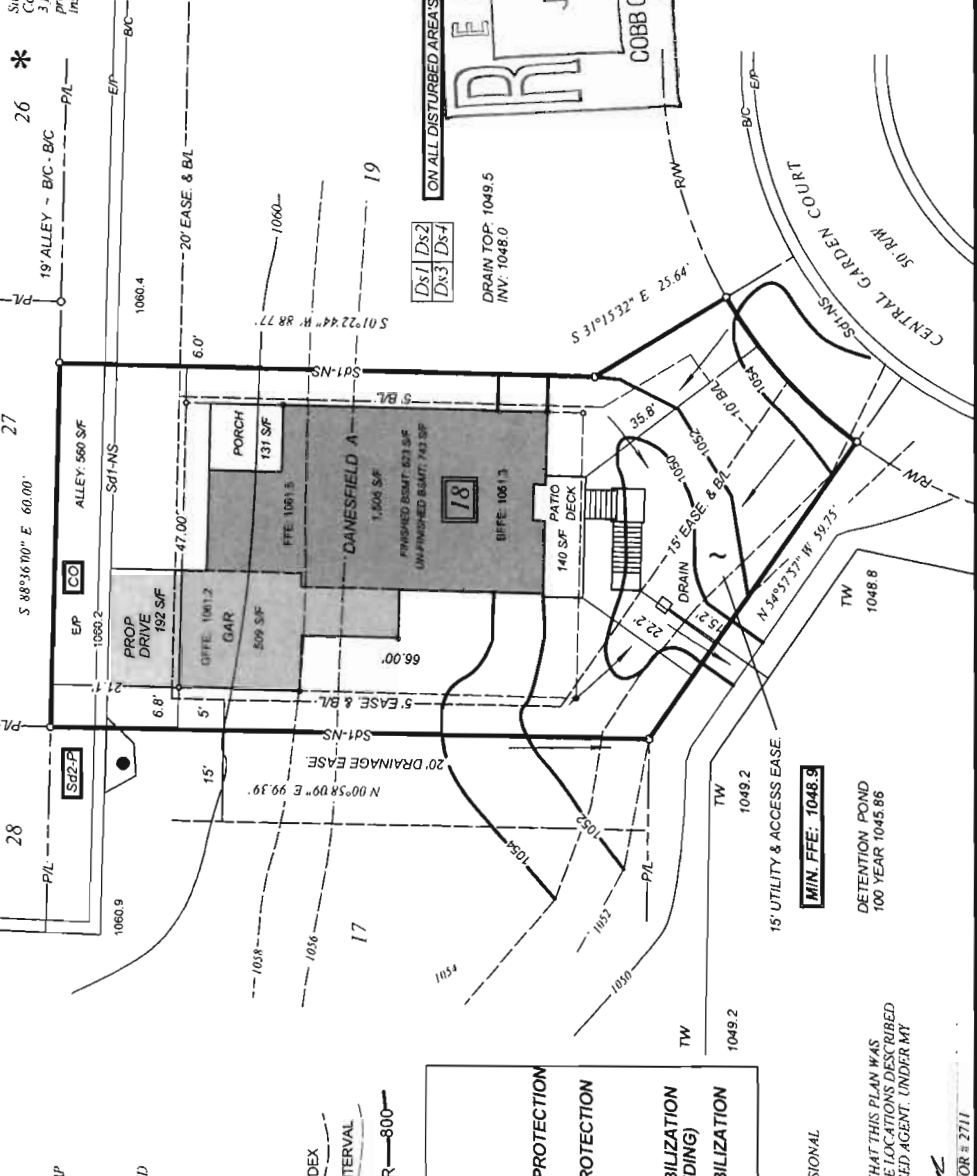
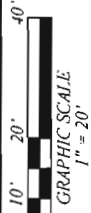
LEGEND:
 POC: POINT OF COMMENCEMENT
 POB: POINT OF BEGINNING
 I.P.S.: IRON PIN SET, 1.2" RE-BAR & CAP
 I.P.F.: IRON PIN FOUND
 R.W.: RIGHT-OF-WAY
 C.O.S.: CURB OF SIDEWALK
 P.L.: PROPERTY LINE
 N.F.: NOW OR FORMERLY
 CMF: CONCRETE MONUMENT ROUND
 PP: POWER POLE
 L.L.L.: LAND LOT LINE
 E.P.: EDGE OF PAVEMENT
 B.C.: BUILDING CORNER
 F.H.: FIRE HYDRANT
 M.H.: MAN HOLE
 C.B.: CATCH BASIN
 D.I.: DRAIN INLET
 J.B.: JUNCTION BOX
 C.I.: CURB INLET
 --- 800 --- EXIST. CONTOUR INDEX
 --- 802 --- EXIST. CONTOUR INTERVAL
 --- 800 --- PROP. CONTOUR

- (CO) CONSTRUCTION EXIT
- (SdF) SILT FENCE (TYPE C)
- (St) STORM DRAIN OUTLET PROTECTION
- (SdS) STORM DRAIN INLET PROTECTION
- (Cd) CHECK DAM
- (Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- (Ds4) DISTURBED AREA STABILIZATION (WITH SOD)

GSWCC
 MARK R. WELBORN
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION # 9380
 EXPIRES: 04/20/2018
 I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION
 Mark R. Welborn
 GEORGIA REGISTERED LAND SURVEYOR # 2711

SUBDIVISION: CENTRAL GARDEN
 LAND LOT: 18
 COUNTY: COBB
 DATE: 05-15-17
 SCALE: 1" = 20'

BLMIL - HESMARK@BELLSOUTH.NET
 PHONE: 770-254-1383
 FAX: 770-254-1388



LOT 18 AREA:
 0.138 ACRES
 (6,041 SQ. FT.)
 #3930 LEE ROAD

IMPERIUM'S AREA:
 ALLEY: 560 SQ. FT.
 PORCH: 509 SQ. FT.
 DRIVE: 192 SQ. FT.
 DRIVE: 140 SQ. FT.
 SWF: 0 SQ. FT.
 TOTAL: 3,037 SQ. FT.
 3.037 * 6,041 = 50%

V-97
 (2017)



Site Plans must be prepared subject to the requirements of the Cobb County Code 38-68(3). Lowest Floor Elevations shall be no less than 3 feet above the 100 Year Flood Hazard Area. An Elevation Certification prepared by a Registered Land Surveyor, is Required prior to flooding inspection.

CLOSURE DATA: DATE: 05/15/17
 FIELD CLOSURE: 1" IN 15,000' ±
 ANGLE POINT ERROR: 05"
 EQUIPMENT USED: CARLSON CR-5
 ADJUSTMENT METHOD: NO ADJUSTMENT
 PLAT CLOSURE: 1" IN 100,000' ±
 ACCORDING TO THE LATEST COBB COUNTY F.L.R.M. COMMUNITY PANEL NO. 13067C 0236G DATED DECEMBER 16, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.

PREPARED FOR:
 PATRICK MALLOY COMMUNITIES
 (SITE PLAN)

P.B. 257 PG. 21
 DISTRICT: 17TH, 2ND SECTION
 STATE: GEORGIA
 JOB NO.: WLS-17-0551

WELBORN LAND SURVEYING, INC.
 65 PEGASUS TRACE
 NEWNAN, GEORGIA 30263

RECORD: PB 257 PG 21

APPLICANT: NVH Home LLC **PETITION No.:** V-97

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

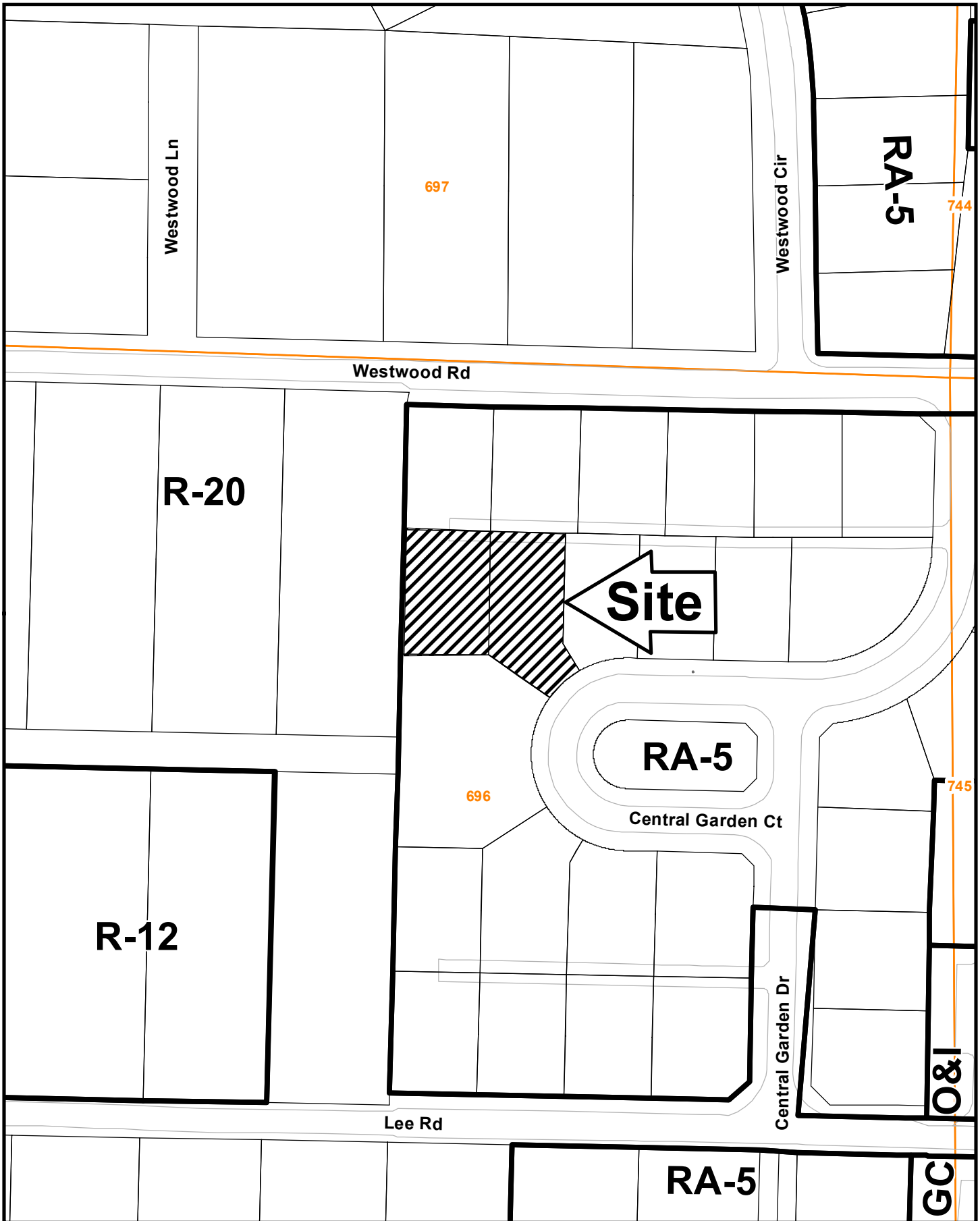
WATER: No conflict.

SEWER: No conflict.

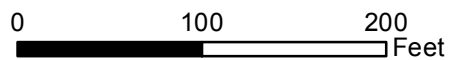
APPLICANT: NVH Home LLC **PETITION No.:** V-97



FIRE DEPARTMENT: Both structures must be completely treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less. A submittal of the product must be submitted to the Fire Marshal's Office prior to issuance of a building permit. The Fire Marshal's Office will collect documentation from a certified applicator as to authenticate the structure including the decking was treated in totality. The treatment must be complete prior to a rough inspection request.

V-97 2017-GIS



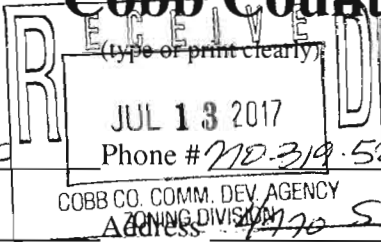
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance

Cobb County

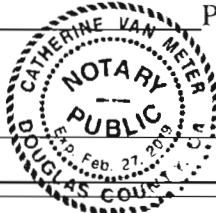


1917

Application No. _____
Hearing Date: 9-13-17

Applicant NVH Homes LLC Phone # 770-319-5258 E-mail john.gaskin@epmcommunities.com
John Gaskin
(representative's name, printed) Address: 4770 S ATLANTAN SWITE 100
(street, city, state and zip code) ATLANTA, GA 30339

[Signature]
(representative's signature) Phone # see above E-mail see above



Signed, sealed and delivered in presence of:
Catherine Van Meter
Notary Public

X My commission expires: _____

Titleholder NVH Homes LLC Phone # 770-319-5258 E-mail same as applicant

Signature [Signature] Address: 4770 S. Atlanta Road Suite 100
(attach additional signatures, if needed) (street, city, state and zip code) ATLANTA, GA 30339



Signed, sealed and delivered in presence of:
Catherine Van Meter
Notary Public

X My commission expires: _____

Present Zoning of Property RA-5 3948 Central Garden Ct (Lot 18)

Location CENTRAL GARDEN SUBMISION - 3954 Central Garden Ct / (Lot 17)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 696/745 District 17th Size of Tract 7016 SF / 7228 SF 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:

lots 17 & 18 of Central Garden have access by rear alley. The rear alley was constructed in 2006 and has a pre-set grade that cannot be changed since it serves another existing house. The relationship of the existing alley grade and existing street grade make it impossible for homes planned on lots 17 & 18 to comply with the
List type of variance requested: Cobb County height ordinance.

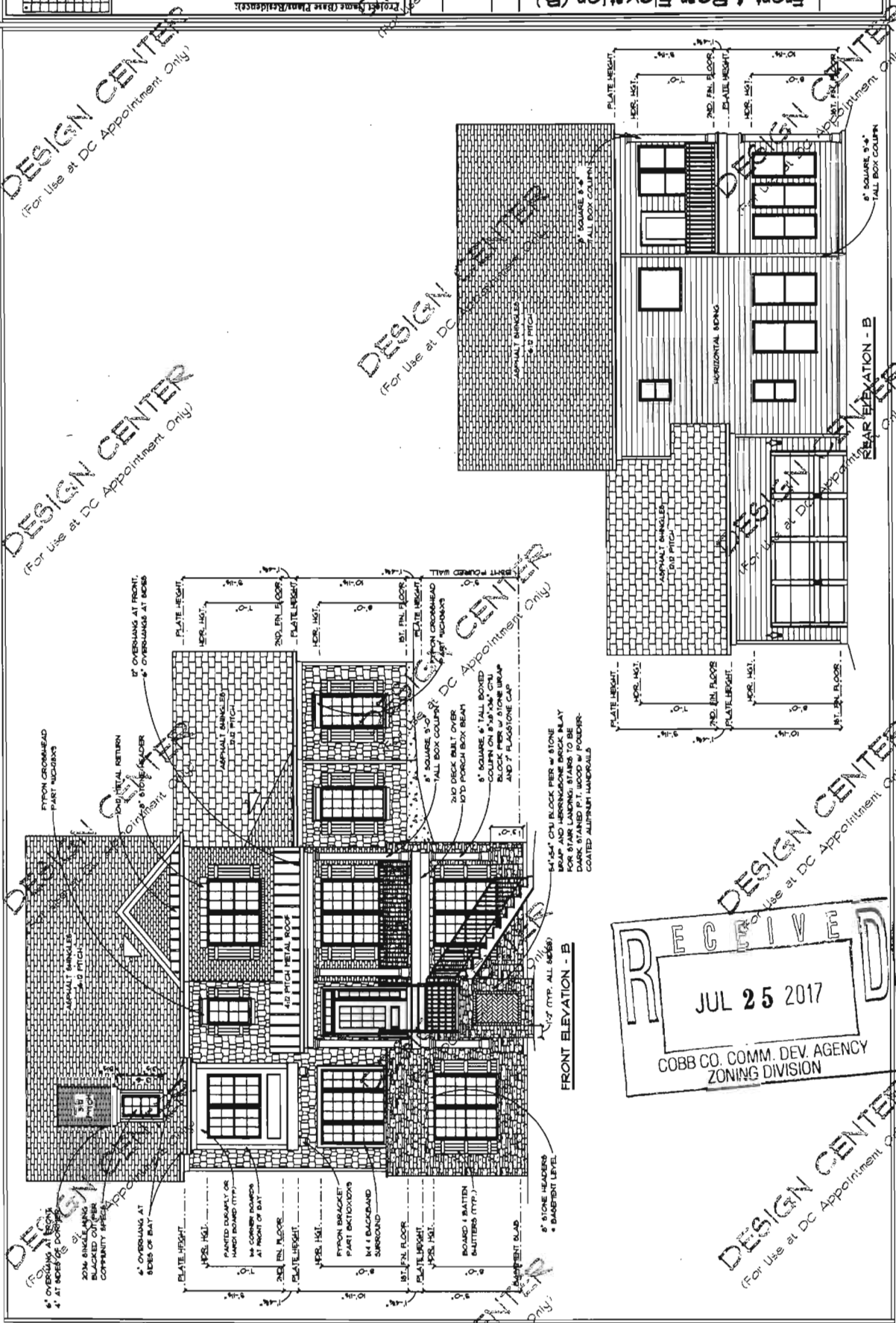
Variance requested to residential height ordinance

V-97
(2017)
Exhibit

Reference: DATE: _____ CHANGE: _____	Project Name (Base Plans/Residence): Spec Home	Block/lot #: 10/10	Date: 5/23	Drawn by: 04-1	Checked by: Jeff Hamilton
Revision: DATE: _____ CHANGE: _____	Block/lot #: 10/10	Project Name (Base Plans/Residence): Spec Home	Date: 5/23	Drawn by: 04-1	Checked by: Jeff Hamilton
Block/lot #: 10/10	Project Name (Base Plans/Residence): Spec Home	Date: 5/23	Drawn by: 04-1	Checked by: Jeff Hamilton	Project Name (Base Plans/Residence): Spec Home
Block/lot #: 10/10	Project Name (Base Plans/Residence): Spec Home	Date: 5/23	Drawn by: 04-1	Checked by: Jeff Hamilton	Project Name (Base Plans/Residence): Spec Home

Front & Rear Elevation (B)
PATRICK MALLOY
 COMMUNITIES
 4770 S. ATLANTA RD., STE. 100, ATLANTA, GA 30339
 770.822.9378

SHEET:
A1.1



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 ZONING DIVISION

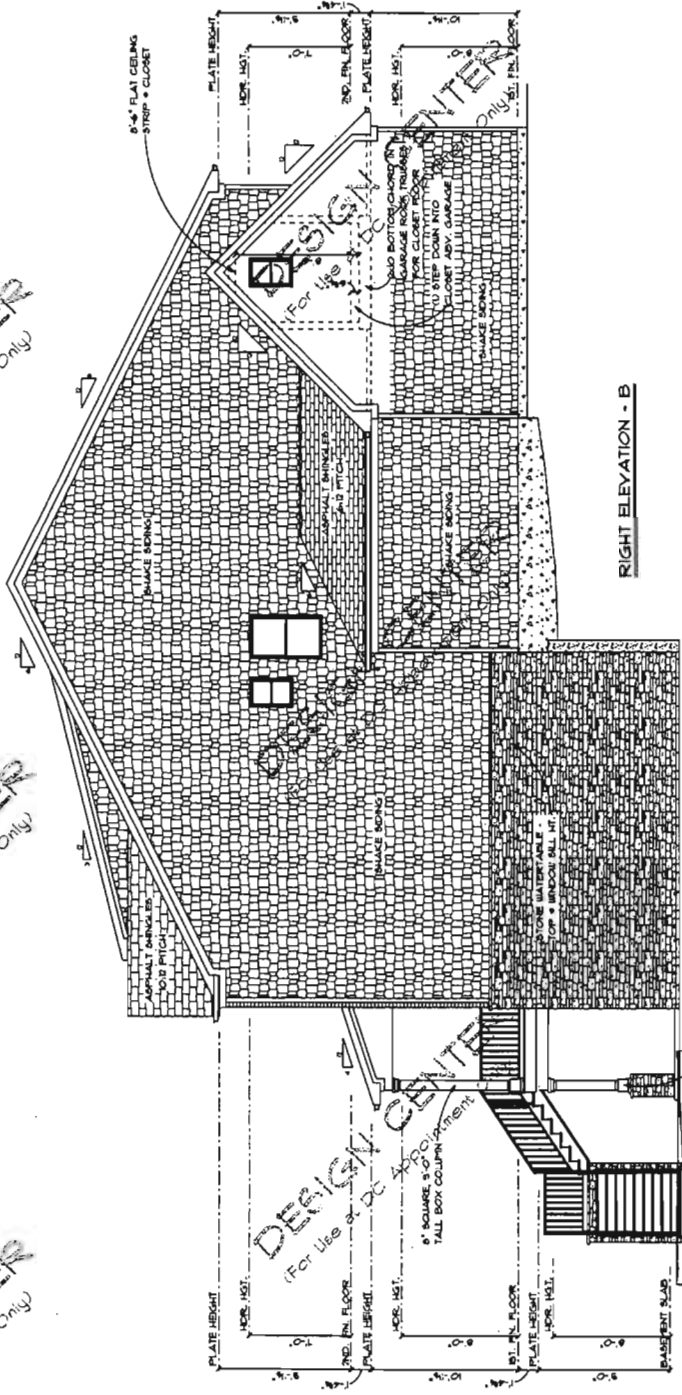
V-97
(2017)
Exhibit

Right Elevation (B)
PATRICK MALLOY
COMMUNITIES
4770 S. ATLANTA RD., STE. 100, ATLANTA, GA 30339
770.832.6376

SHEET:
A1.3

Revisions:
1 DATE
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100

Project Name (Base Plans/Revisions):
 Desc Home
 Address: 1711
 City: Danvers
 State: GA
 Zip: 30017
 Project No: 1711
 Date: 5/7/17
 Scale: 0.4:1
 Left Elevation: 1711



RIGHT ELEVATION - B

DESIGN CENTER
(For Use at DC Appointment Only)

DESIGN CENTER
(For Use at DC Appointment Only)

DESIGN CENTER
(For Use at DC Appointment Only)

DESIGN CENTER
(For Use at DC Appointment Only)

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(For Use at DC Appointment Only)

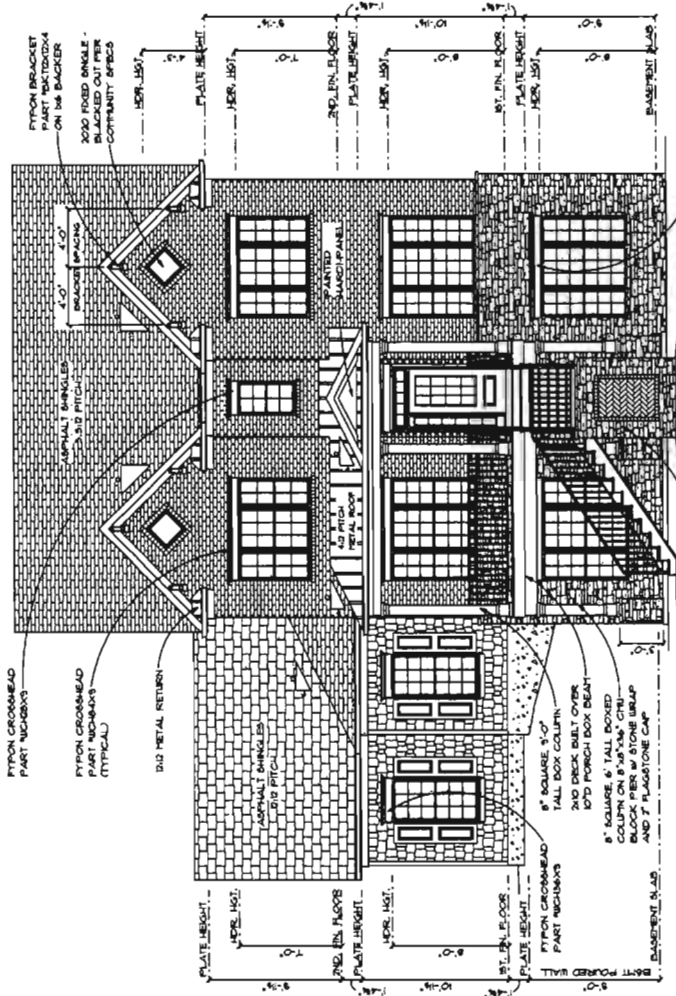
DESIGN CENTER
(For Use at DC Appointment Only)

DESIGN CENTER
(For Use at DC Appointment Only)

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 ZONING DIVISION

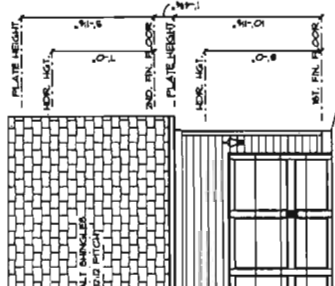
V-97
(2017)
Exhibit

PATRICK MATTLOY COMMUNITIES 470 & ATLANTA RD., STE. 100, ATLANTA, GA 30339 770.382.8378	
SHEET: A1.1	
Front & Rear Elevation (A)	
Project Name (Base Plans/Revisions): Spec Home	Drawn/Date: John Hamilton
Revision:	Date:
1. DATE:	CHANGE:
2. DATE:	CHANGE:
3. DATE:	CHANGE:
4. DATE:	CHANGE:
5. DATE:	CHANGE:
6. DATE:	CHANGE:
7. DATE:	CHANGE:
8. DATE:	CHANGE:
9. DATE:	CHANGE:
10. DATE:	CHANGE:



FRONT ELEVATION - A

8'-0" CHU BLOCK PIER W/ STONE WRAP AND HERRINGBONE BRICK PLAT FOR STAIR LANDING. STAIRS TO BE FINISHED WITH 1/2" THICK POLISHED COATED ALUMINUM LAMINOLAS.

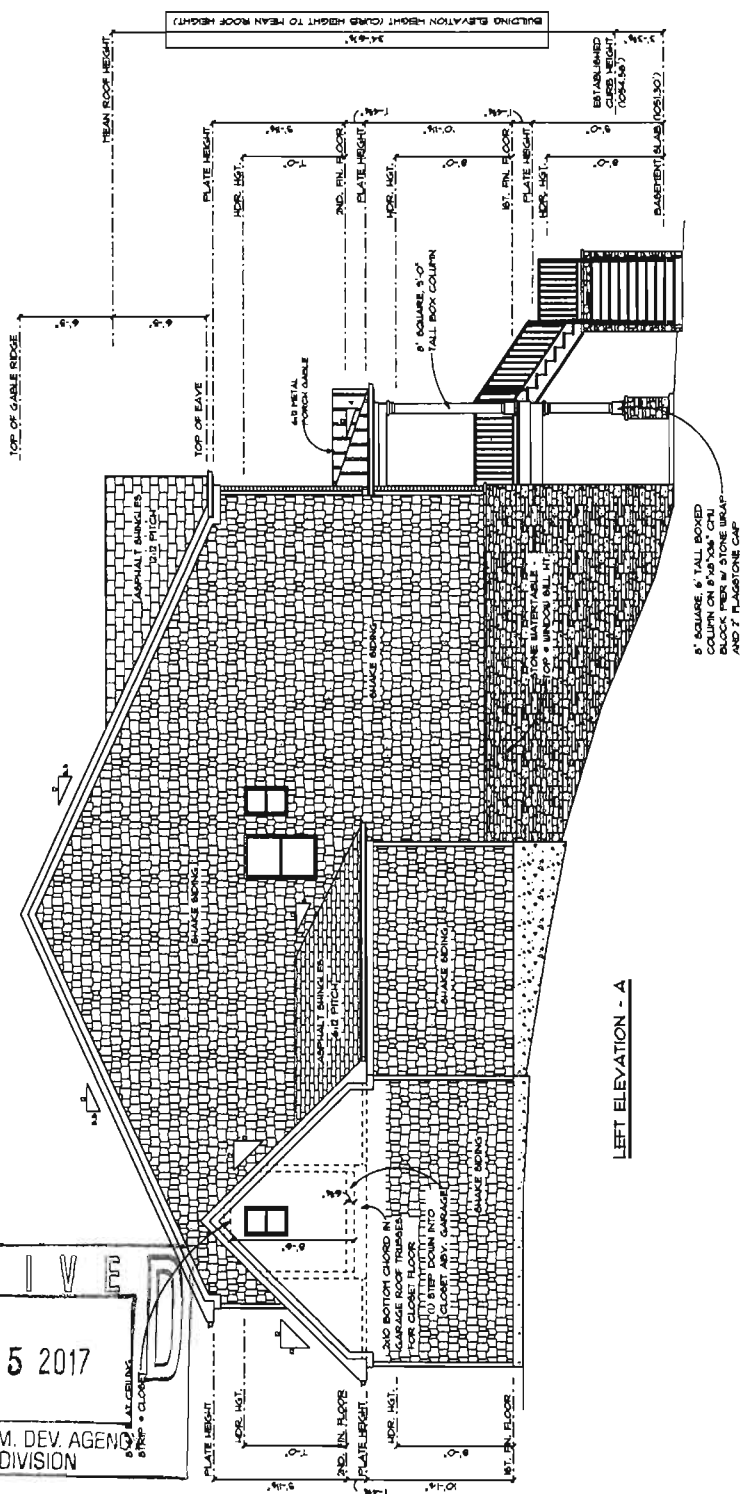


REAR ELEVATION - A

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 ZONING DIVISION

Residence: * DATE: _____ * CHANGE: _____		Project Name (Base Plan/Reference): Spec Home		Plot/Lot #: 1/8" 1A		Project Name: Herl Garden 18		Community: PATRICKMALLOY COMMUNITIES		SHEET: A1.2
District: Left		Planning Code: A		The District: 1/12		Address: Danversfield		4770 S. ATLANTA RD., BTE 100, ATLANTA, GA 30339 770.931.6376		

V-97
(2017)
Exhibit



LEFT ELEVATION - A

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 ZONING DIVISION
 8' HIGH x 6' CLINET

Revised:	DATE	CHANGE

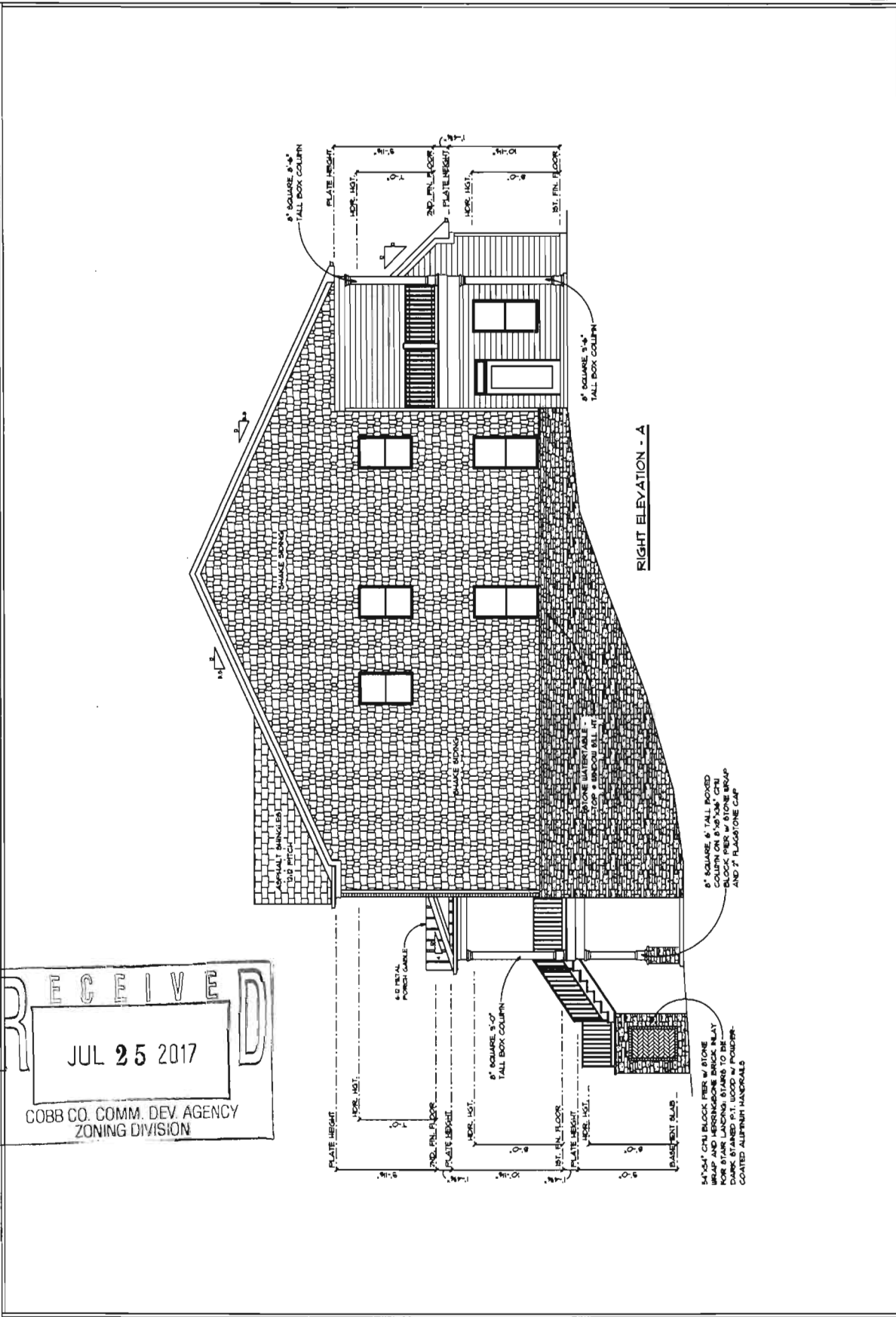
Revision Code: A
 Dates: Left
 Foundation: Part
 Foundation: Part

Project Name (Base Plans/Residence):
 Spec Home
 Address: 18
 Daniel Garden
 Daniel Garden 18
 Daniel Garden 18

V-97
 (2017)
 Exhibit

4770 S. ATLANTA RD., STE 100, ATLANTA, GA 30339 770.832.6376
PATRICK MALLEY
 COMMUNITIES
 Right Elevation (A)
 Jeff Hamilton

SHEET:
A1.3



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 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION