

OWNER/DEVELOPER/PERMITEE



FISCHER HOMES ATL, L.L.P.

2675 Faces Ferry Road SE, Site 350, Atlanta, GA 30339 404-220-9951  
 HOME SITE #: 45 DESCRIPTION: Single Family Residence  
 COMMUNITY: West Oaks PHASE: 1  
 RECORDED: Plat Book: 275, pg. 856  
 ADDRESS: 1955 Clovercroft Road  
 COUNTY/STATE: Cobb County, Georgia DATE: 7/12/18  
 SCALE OF DRAWING: 1" = 30' DRAWN BY: JMP  
 ZONED: R-20 OSC REVIEWED BY: GLD  
 TAX ID NUMBER: 20019501700

- NO FIELD WORK HAS BEEN PERFORMED
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS OF RECORD
- UTILITY EASEMENTS HAVE NOT BEEN VERIFIED BY SURVEYOR
- THIS PLAN IS FOR EXCLUSIVE USE BY CLIENT ONLY. USE BY THIRD PARTIES IS AT THEIR OWN RISK
- DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES
- LOTS MAY HAVE A RESERVE STEP FOR DRAINAGE CONTROL. 5' ON LOTS WITH A RESERVE STEP. DEPENDANT ON ZONING CONDITIONS AND/OR COUNTY REGULATIONS
- BUILDER TO HAVE BOX CHECKED PRIOR TO INSTALLATION OF PLUMBING
- BUILDER IS RESPONSIBLE FOR ANY ENCROACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED IN PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES OVERHANGS, FOOTING FOUNDATION AND FACED MATERIALS, WHICH MAY CAUSE ENCROACHMENTS TO OCCUR. THE SURVEYOR WILL NEED TO APPLY FOR VARIANCE WHERE ENCROACHMENT OCCURS
- THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRONCH ON AN EASEMENT OF BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENT AND BUFFERS.

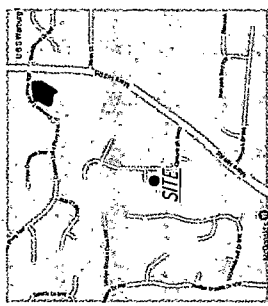
SETBACK REQUIREMENTS	EXISTING	PROPOSED
FRONT	25'	25'
SIDE	5' MIN. / 20' B/W HOMES	5' MIN. / 20' B/W HOMES
REAR	30'	30'
SIDEYARD CORNER LOT	20'	17.5'

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON.

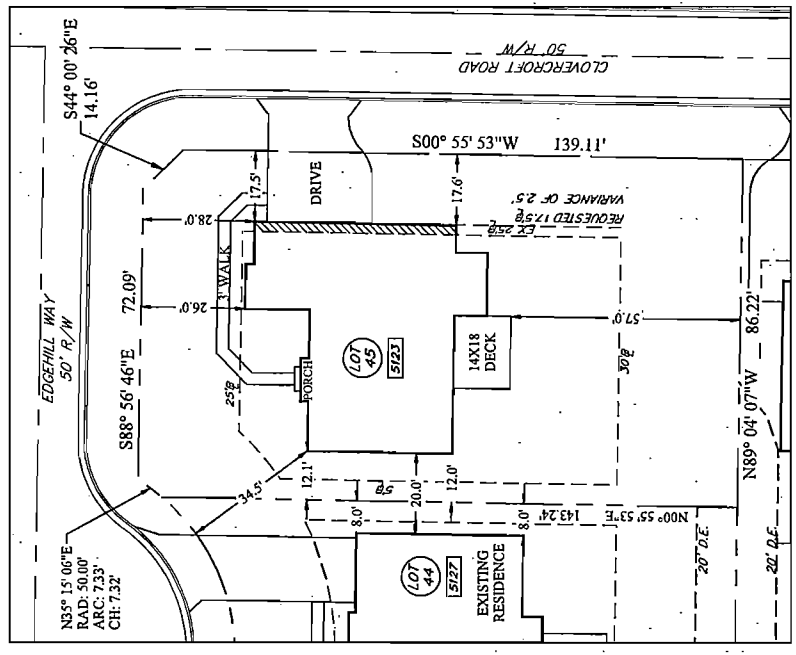
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PHASE 1  
 WOK 045

**RECEIVED**  
 JUL 13 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



VICINITY



**VARIANCE EXHIBIT**  
 PREPARED FOR: FISCHER HOMES  
 LOT 45 WEST OAKS SUBDIVISION,  
 DISTRICT 2<sup>ND</sup> SECTION  
 BEHILL WAY  
 GEORGIA 30101  
 (8102) 98-V  
 7/2/2018

NOT VALID WITHOUT ORIGINAL SIGNATURE  
  
 FOR THE FIRM:  
 BOUNDARY ZONE, INC.  
 LEVEL II DESIGN  
 # 13699

PROJECT  
 17539.50  
 SHEET  
 1 OF 1

**BOUNDARY zone, inc.**  
 LAND SURVEYING SERVICES  
 LAND PLANNING SERVICES  
 SURVEYING & LANDSCAPE ARCHITECTURE & LAND PLANNING  
 WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226  
 BALLETI  
 400 ANNE ASHLEY AVE. SUITE 101  
 WAREHOUSING BLVD. SUITE 101  
 ATLANTA, GEORGIA 30341  
 40 SATELLITE BLVD. SUITE 300  
 SUWANEE, GEORGIA 30024

GRAPHIC SCALE - IN FEET  
 0 15 30 60

**811**  
 Know what's below.  
 Call before you dig.

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**APPLICANT:** Fischer Homes ATL, LLLP

**PETITION No.:** V-86

**PHONE:** 770-271-5772

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Greg Dean

**PRESENT ZONING:** R-20/OSC

**PHONE:** 770-271-5772

**LAND LOT(S):** 195

**TITLEHOLDER:** Fischer Homes, ATL, L.L.L.P.

**DISTRICT:** 20

**PROPERTY LOCATION:** On the southwest corner of Edgehill Way and Clovercroft Road (1995 Clovercroft Road).

**SIZE OF TRACT:** 0.29 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the major side setback from the required 20 feet to 17 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Fischer Homes ATL, LLLP **PETITION No.:** V-86

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** If this variance is approved, a subdivision plat revision must be recorded prior to the issuance of any building permits for the affected lots. Show any approved setback reductions, and reference 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 comments.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

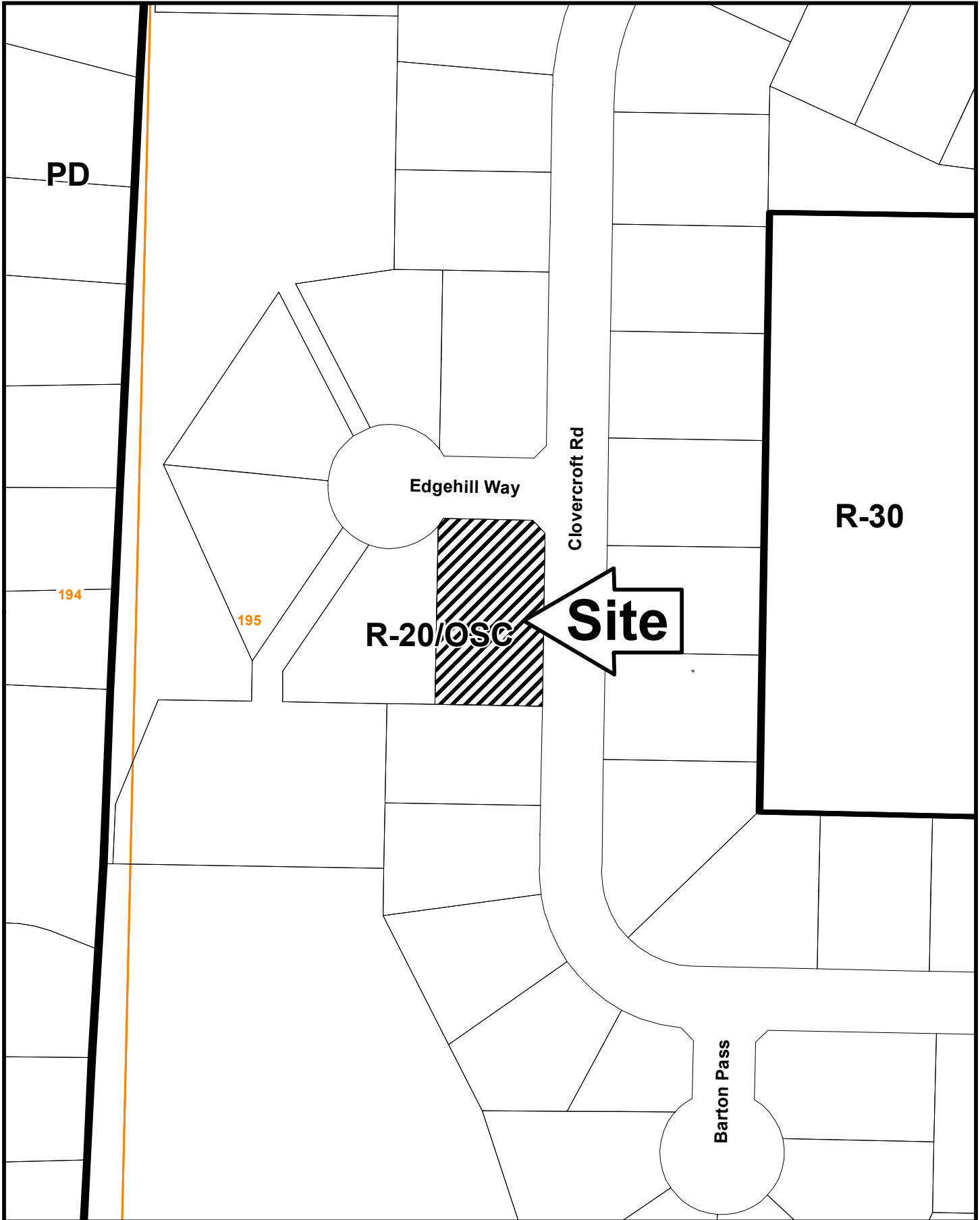
**SEWER:** No comments.

**APPLICANT:** Fischer Homes ATL, LLLP **PETITION No.:** V-86

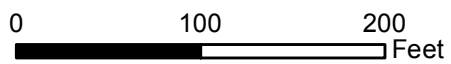
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**FIRE DEPARTMENT:** No comments.

# V-86 2018-GIS



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



-  Zoning Boundary
-  City Boundary

RECEIVED  
JUL 13 2018

# Application for Variance Cobb County

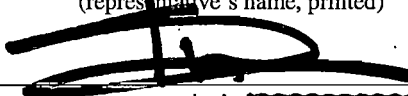
(type or print clearly)

Application No. V-86  
Hearing Date: 9-12-18

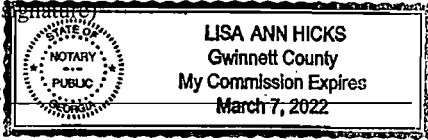
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant Fischer Homes ATL, LLLP Phone # 770-271-5772 E-mail greg@boundaryzone.com

Greg Dean / Owners Representative Address 454 Satellite Blvd, Suite 200, Suwanee, GA 30024  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature) Phone # 770-271-5772 E-mail greg@boundaryzone.com

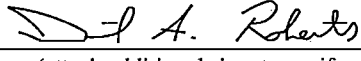
My commission expires:



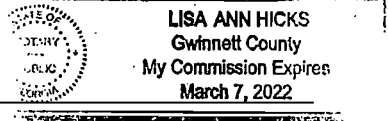
Signed, sealed and delivered in presence of:

  
Notary Public

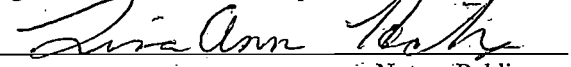
Titleholder Fischer Homes ATL, LLLP Phone # 770-271-5772 E-mail greg@boundaryzone.com

Signature  Address: 2675 Paces Ferry Road SE., Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:



Signed, sealed and delivered in presence of:

  
Notary Public

Present Zoning of Property R-20 OCS

Location 1995 Clovercroft Road, Acworth, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 195 District 20 Size of Tract 0.29 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 9

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 9

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).

There is an existing home, owned by Fischer Homes, located on lot 44 that is positioned 8' from the current property line. In order to maintain 20' between homes which is more important to the health, safety and welfare of the public we are requesting a 2.5' variance on the setback associated with Clovercroft Road. We feel this encroachment will be less of an impact to the community vs. reducing the distance between structures. The hardship is due to the size of the lot, the orientation of the home to be consistent with the character of the community and this lot being a corner lot which has a greater setback associated with the street causes the width of the lot to be narrowed to a point where a variance is necessary to construct a home consistent with the community.

List type of variance requested: \_\_\_\_\_  
Fischer Homes are requesting a variance of 2.5 foot encroachment into the side yard setback of 20 feet that is associated with the side street named \_\_\_\_\_  
Clovercroft road. The 2.5 foot encroachment into this setback allows us to maintain the 20 foot separation between houses located on lots 44 & 45.