

APPLICANT: Robinson Road Development, LLC **PETITION NO.:** V-27
PHONE: 404-281-4554 **DATE OF HEARING:** 04-13-11
REPRESENTATIVE: Todd Thrasher **PRESENT ZONING:** R-20
PHONE: 404-281-4554 **LAND LOT(S):** 1054
PROPERTY LOCATION: At the southeast **DISTRICT:** 16
intersection of Old Canton Road and Robinson Road. **SIZE OF TRACT:** 9.28 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the lot size of lots 14 and 15 from the required 20,000 square-feet to 15,000 square-feet, and lot 16 from the required 20,000 square-feet to 18,000 square-feet..

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: 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 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: The reduced lot sizes are the result of a stormwater management requirement to over-size the detention pond to accommodate significant upstream offsite runoff through the site.

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.

CEMETERY PRESERVATION: No comment.

WATER: No Conflict.

SEWER: No permanent structures shall be constructed within ten feet of the edge of permanent sanitary easement on front or rear setbacks, or within two feet on side setbacks.

OPPOSITION: NO. OPPOSED **PETITION NO.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

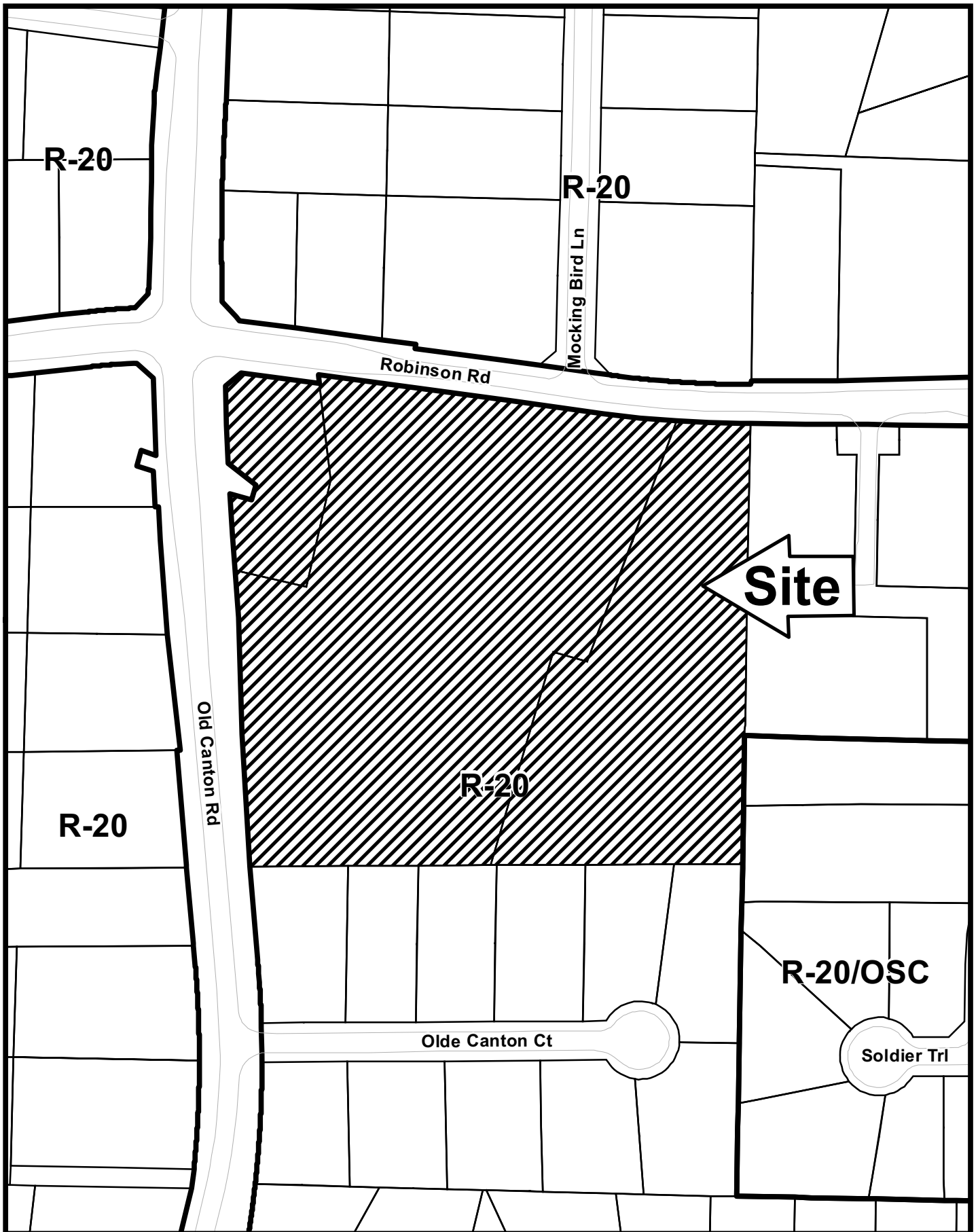
Applicant Name: **Robinson Road Development, LLC**

Petition Number: V-27

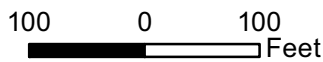
Date: 3/25/2011

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-27



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-27
Hearing Date: 4-13-11

Applicant Robinson Road Development LLC Phone # 404-281-4554 E-mail Todd@brooks.chodwick.com

TODD THRASHER Address 4121 Thunderbird Dr. Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Todd Thrasher, Member Phone # (404) 281-4554 E-mail _____
(representative's signature)

Notary Public
Cherokee County, Georgia
My commission expires: _____
My Commission Expires
May 31, 2012

Signed, sealed and delivered in presence of:
Douglas B. Patton
Notary Public

Titleholder Robinson Road Development LLC Phone # (404) 281-4554 E-mail Todd@brooks.chodwick.com

Signature Todd Thrasher, Member Address: 4121 Thunderbird Dr. Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public
Cherokee County, Georgia
My commission expires: _____
My Commission Expires
May 31, 2012

Signed, sealed and delivered in presence of:
Douglas B. Patton
Notary Public

Present Zoning of Property R-20

Location corner of Robinson Rd and old Canton Rd (S.E. corner) Robinson Gardens
(street address, if applicable; nearest intersection, etc.) subdivision
SPR 2010-00230

Land Lot(s) 1054 District 16 Size of Tract 9.28 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 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.

During the plan review process for this proposed subdivision, Cobb stormwater
asked us to over detain stormwater from the site due to an undersized pipe under
Robinson Rd. In order to do this, the detention pond was increased in size and lots
14, 15 and 16 were reduced. Cobb Stormwater agreed to support this reduction in lot
size in order to install the larger pond and help reduce the flooding potential down stream.

List type of variance requested: Reduction of Lots 14, 15 + 16 from the min.
20,000 sq. ft. to 15,000, 15,000 and 18,000 respectively.