

DGM
LAND PLANNING
CONSULTANTS



975 Cass Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Variance

V-40
(2011)

Acadia Homes

2675 Paces Ferry Road, Suite 450, Atlanta, GA 30339

Subdivison: Burnt Hickory Township

County COBB

Land Lot: 260

Lot #: 06

Date: 04-11-11 Scale: 1"=40'

24hr. Contact: Sean Morris 678-539-7169

Address: 880 Hickory Shoals Road

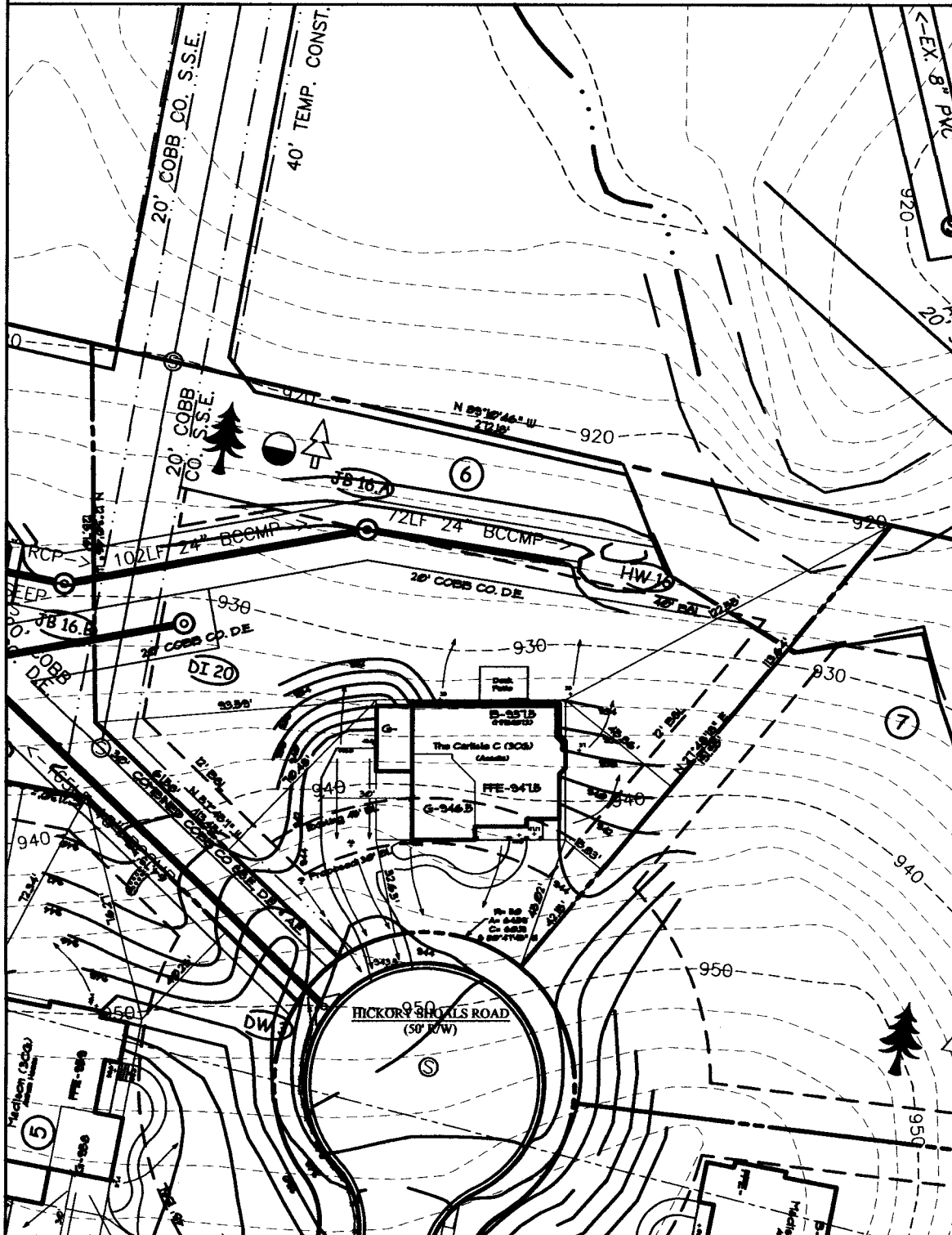
Section: 2nd

Unit: -

District: 20th



Note: This lot has a 100yr Flood Elevation of: 9342
The Minimum 1st Floor Elevation for this lot is: 9312
Elevation Certification, prepared by a registered
Land Surveyor, is required prior to the footing inspection.



APPLICANT: Acadia Honest Neighborhoods, LLC **PETITION NO.:** V-40
PHONE: 678-300-9438 **DATE OF HEARING:** 06-08-11
REPRESENTATIVE: Gayle White **PRESENT ZONING:** R-30
PHONE: 678-300-9438 **LAND LOT(S):** 260
PROPERTY LOCATION: On the north side of **DISTRICT:** 20
Hickory Shoals Road, north of Burnt Hickory Road **SIZE OF TRACT:** 0.78 acre
(880 Hickory Shoals Road). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the front setback on lot 6 from the required 45 feet to 30 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: Slope of lot and drainage easements located at rear of lot limit the layout of this site. No objection to reduction of front setback with equal increase in rear setback.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

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

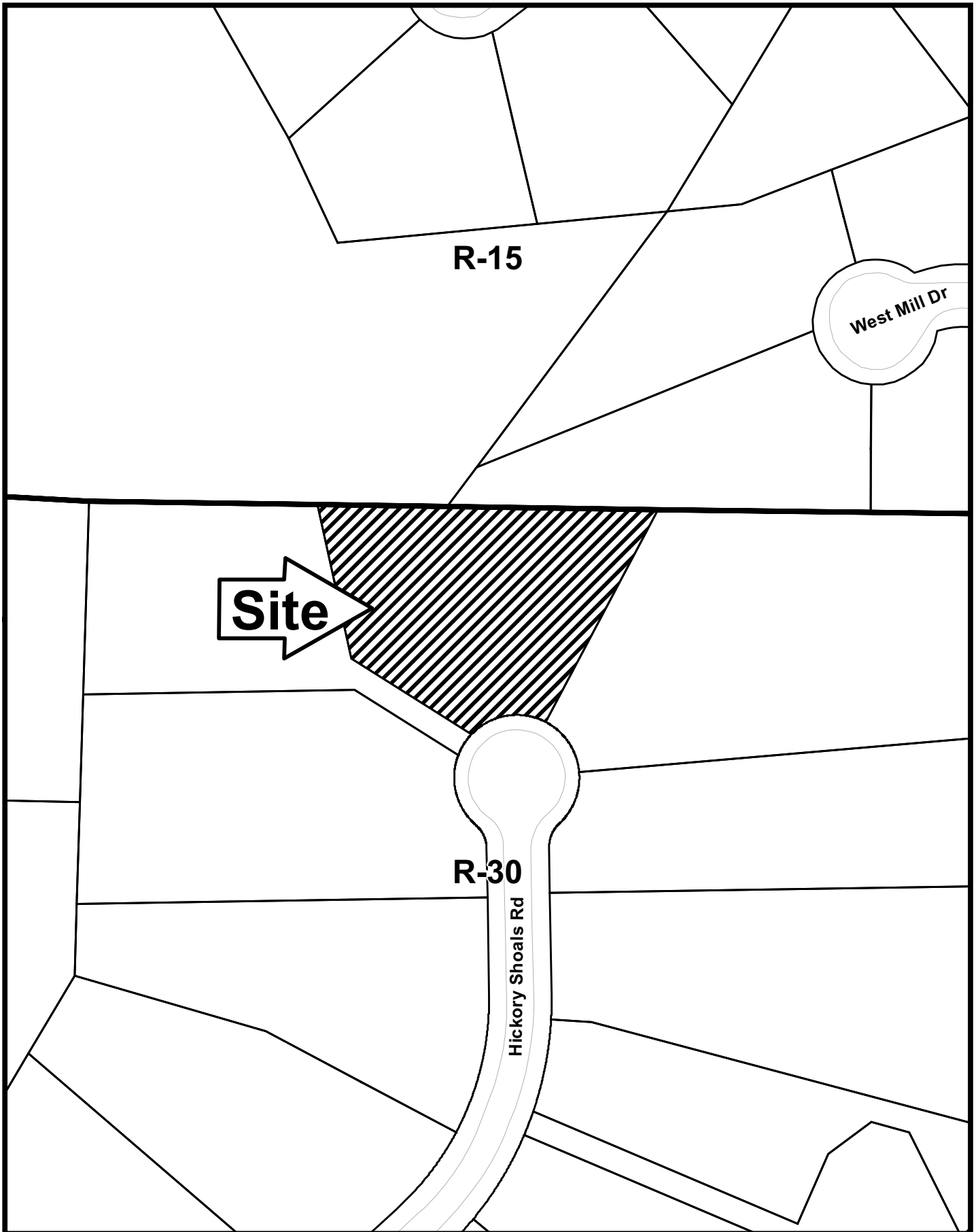
Applicant Name: **Acadia Honest Neighborhoods, LLC**

Petition Number: V-40

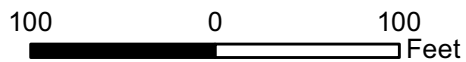
Date: 5/24/2011



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-40



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-40
Hearing Date: 6-8-11

Applicant Acadia Homes + Neighborhoods LLC Phone # 678-300-9438 E-mail permitspluscorp@bell.south.net

Gayle White Address 1092 meadow Brook Rd Woodstock GA 30188
(representative's name, printed) (street, city, state and zip code)

Gayle White Phone # 678-300-9438 E-mail permitspluscorp@bell.south.net
(representative's signature)

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2014
My Commission Expires Feb. 27, 2014

Signed, sealed and delivered in presence of:

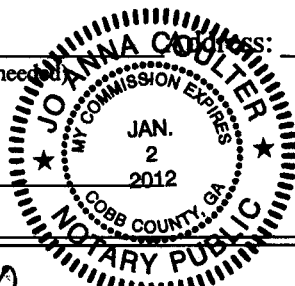
Rebecca Stuber
Notary Public

My commission expires: _____

Titleholder Acadia Homes + Neighborhoods LLC Phone # 404-319-7424 E-mail _____

Signature [Signature] Address: 2675 Paces Ferry Rd #450 Atlanta GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-12



Signed, sealed and delivered in presence of:

Jo Anna Coulter
Notary Public

Present Zoning of Property R-30

Location 880 Hickory Shoals Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 260 District 20th Size of Tract .78 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 X Topography of Property X Other _____

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.

Due to irregular shape and topography of this lot, the size and design of home would require a much smaller home than others in subdivision and would compromise integrity of the neighborhood.

List type of variance requested: To Reduce FRONT Building setback from 45' to 30' ON LOT 6