

DGM  
LAND PLANNING  
CONSULTANTS



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# Cobb County Variance Request Plan

TRATON CORPORATION **V-57 (2012)**

Date: 05-21-12 Scale: 1"=20'

120 KENNESAW AVE, MARIETTA, GA 30060

24HR CONTACT RICK FOSTER (770-421-9064)

Subdivision: Stonehaven At Vinings Lot #: 47

Address: 2020 Anderson Drive

County: COBB Land Lot: 697 District: 17th Section: 2nd Unit: III

**Concrete Required:**

Public Sidewalk: 679 (SF/18) = 81 CY  
Driveway: 723 (SF/18) = 93 CY  
Walkway: 67 (SF/18) = 23 CY  
Silt Fence: 11 Total: 108 CY  
Sod Required: 4500 SF

**Impervious Surface:**

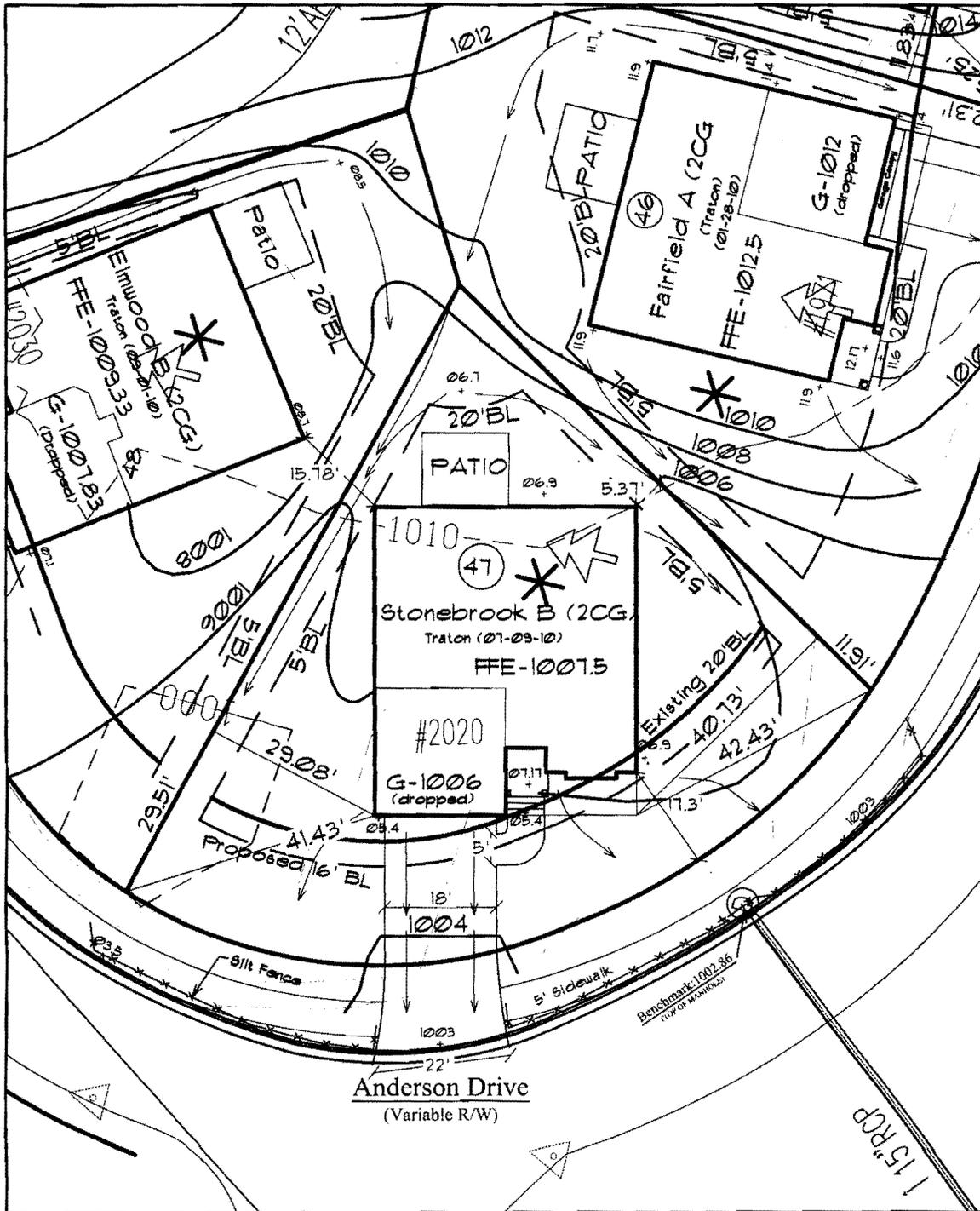
House: 1986 SF  
Driveway: 420 SF  
Walkway: 67 SF  
Patio: 168 SF  
Total: 2641 SF

**Cut/Fill Estimate:**

Fill Required: 26 CY  
(+15%) 4 CY  
Total: 30 CY  
-Cut Generated 400 CY  
Net Surplus/Deficit 370 CY



Note: This lot has a 100yr Flood Elevation of: 957.5  
The Minimum Floor Elevation for this lot is: 960.5  
An Elevation Certification, prepared by a registered Land Surveyor, is required prior to the footing inspection.



MAY 24 2012

**APPLICANT:** Traton Homes

**PETITION No.:** V-57

**PHONE:** 770-427-9064

**DATE OF HEARING:** 08-08-12

**REPRESENTATIVE:** Sherry Bechtold

**PRESENT ZONING:** RA-5

**PHONE:** 770-427-9064

**LAND LOT(S):** 697

**TITLEHOLDER:** Traton Homes, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** North of the intersection of Westwood Circle and Anderson Drive (2020 Anderson Drive).

**SIZE OF TRACT:** 0.16 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 20 feet to 16 feet to allow construction of single family residence.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Traton Homes

**PETITION No.:** V-57

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**COMMENTS**

**TRAFFIC:** Recommend no parking on the right-of-way.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** 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:** No comment.

**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 comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

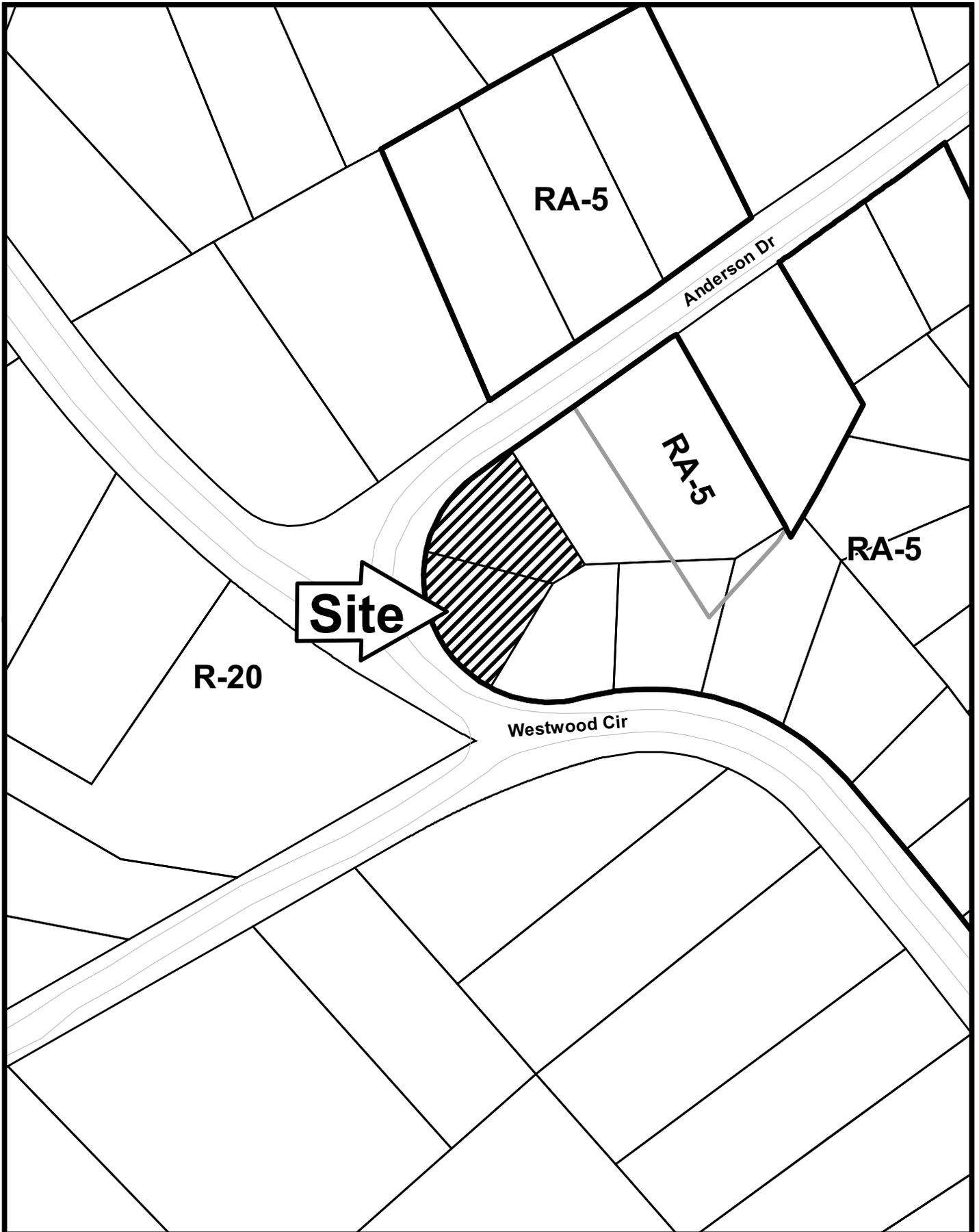
**SEWER:** No conflict

**APPLICANT:** Traton Homes **PETITION No.:** V-57

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**FIRE DEPARTMENT:** 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.

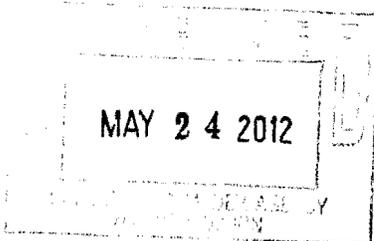
# V-57



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-57  
Hearing Date: 8/8/12

Applicant Traton Homes Phone # (770) 427-9064 E-mail \_\_\_\_\_

Sherry Bechtold Address 720 Kennesaw Ave Marietta, GA  
(representative's name, printed) (street, city, state and zip code)

Sherry Bechtold Phone # (770) 427-9064 E-mail SBechtold@tratonhomes.com  
(representative's signature)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of Lee R Chesney  
Notary Public  
Cobb County, Georgia  
My Commission Expires 08-25-2015

Titleholder Traton Homes LLC Phone # (770) 427-9064 E-mail SBechtold@tratonhomes.com

Signature [Signature] Address: 720 Kennesaw Ave Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of Lee R Chesney  
Notary Public  
Cobb County, Georgia  
My Commission Expires 08-25-2015

Present Zoning of Property M15

Location 2020 Anderson Drive, Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 District 17th 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 \_\_\_\_\_

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.

We discovered that the original recorded plat was drawn incorrectly. It was labeled correctly, but did not scale due to a change in the right of way that was never reflected on plat. This discrepancy caused us to be unable to build even the smallest plans offered in the neighborhood. We feel it is important to not

List type of variance requested: reduce the house size as it would adversely affect existing homeowners.

Reduction of front building setback from 20' to 16'