

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bv'n Surre 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Cobb County Variance Request Plan

TRATON CORPORATION

V-58 (2012)

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

120 KENNESAW AVE, MARIETTA, GA 30060

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

Subdivison: Stonehaven At Vinings Lot#: 48 Address: 2030 Anderson Drive

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

Concrete Required:

Public Sidewalk: 507 (6F/18) = 65 CY
Driveway: 603 (6F/18) = 77 CY
Walkway: 51 (6F/18) = 6.1 CY
Silt Fence: 115' Total: 150 CY
Sod Required: 4500 SF

Impervious Surface:

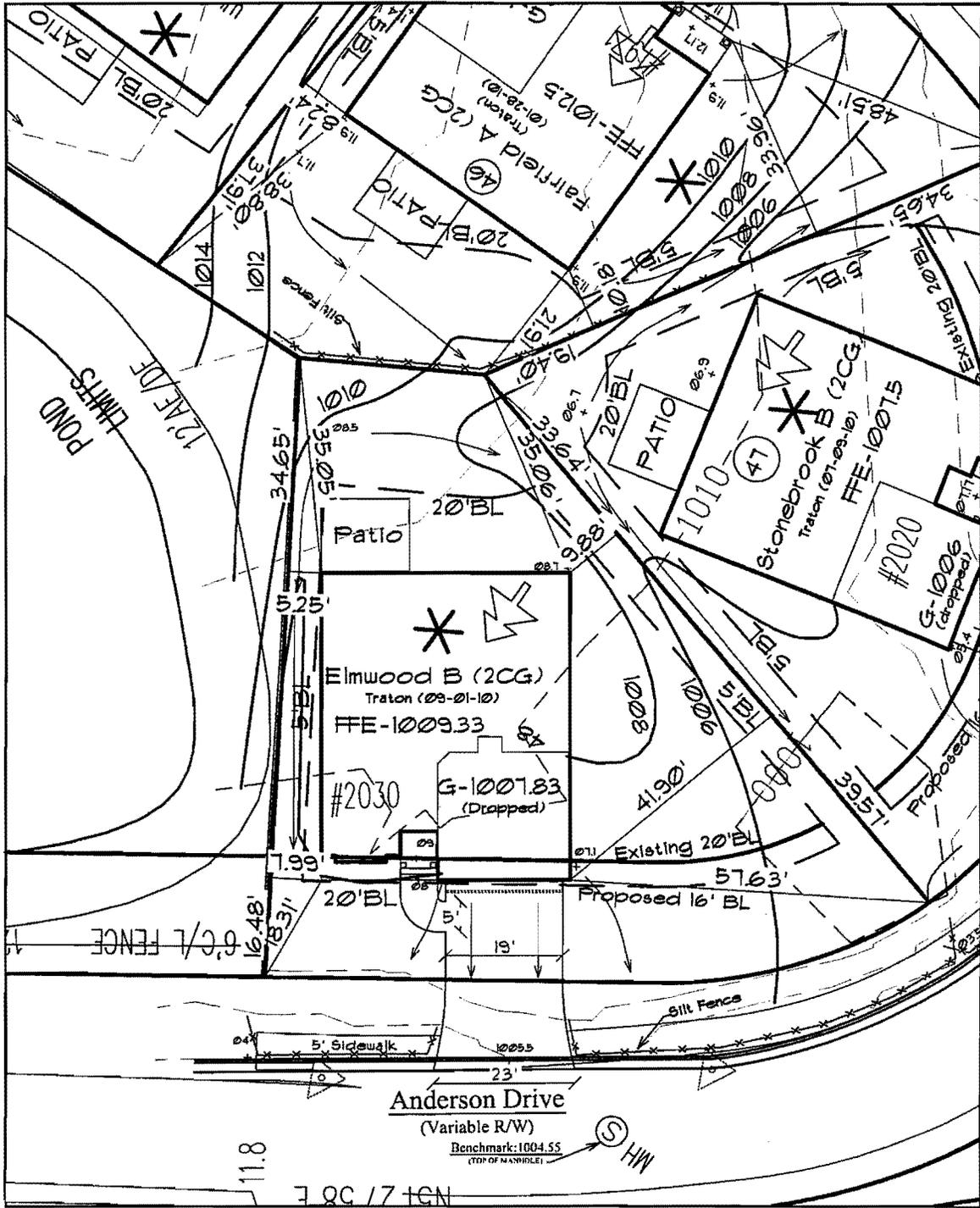
House: 1910 SF
Driveway: 40 SF
Walkway: 57 SF
Patio: 168 SF
Total: 2490 SF

Cut/Fill Estimate:

Fill Required: 0 CY
(45%) = 0 CY
Total: 0 CY
-Cut Generated: 550 CY
Net Surplus/Deficit: 550 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-58

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: On the south side of Anderson Drive, north of Westwood Circle (2030 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**

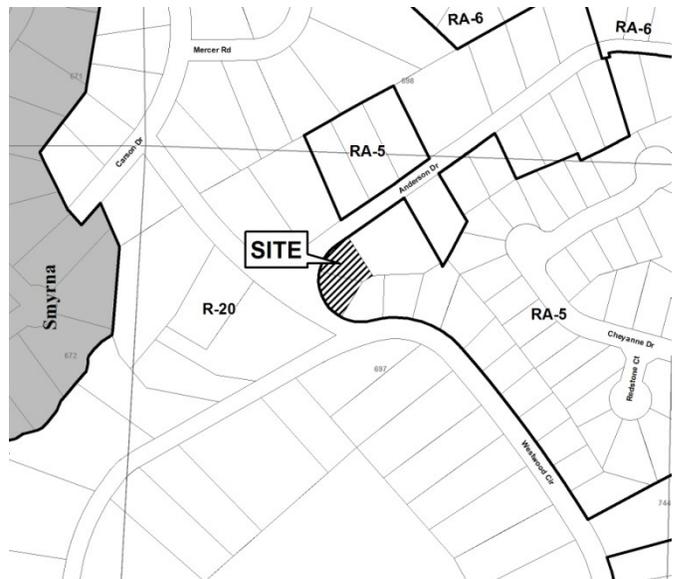
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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.

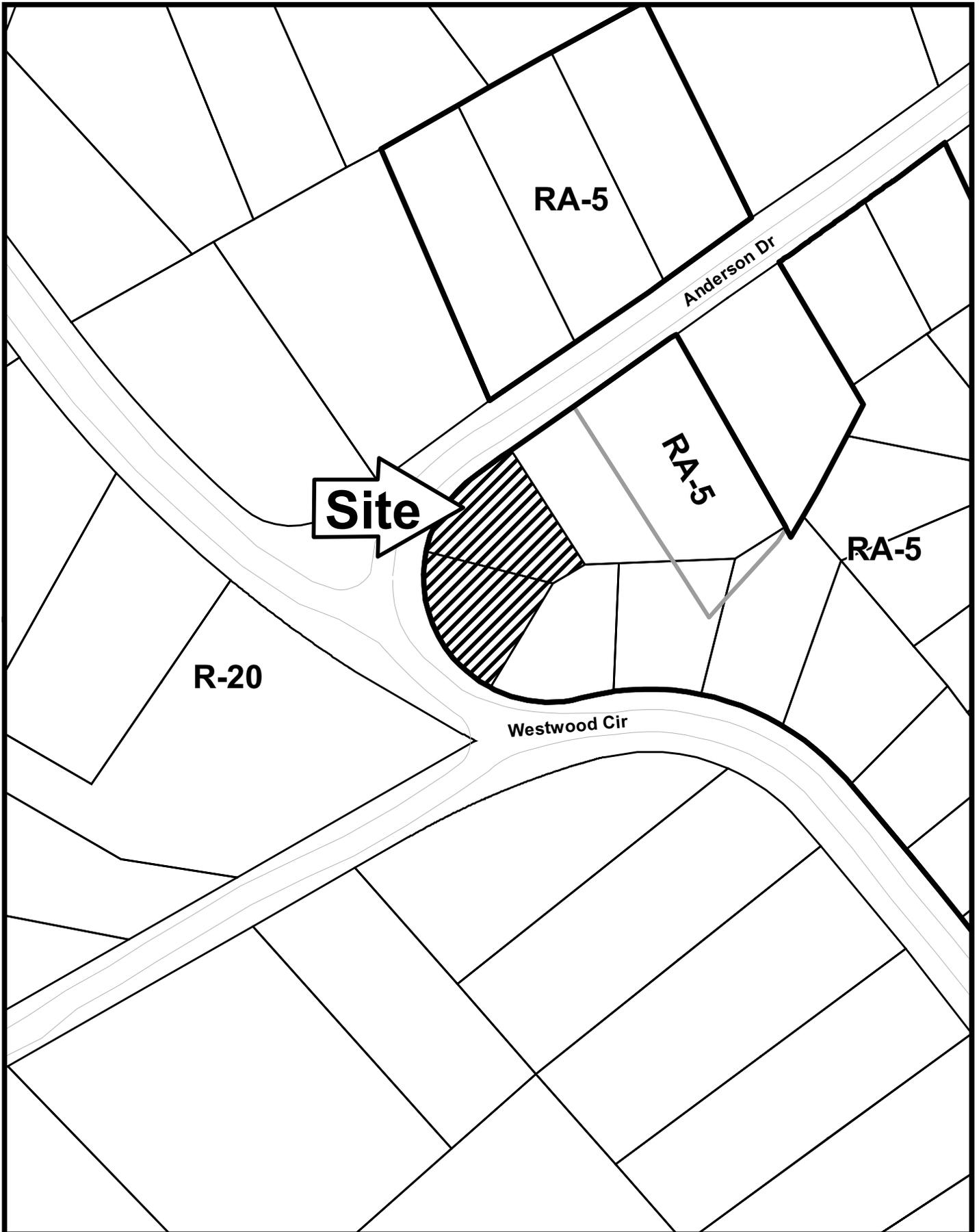
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Traton Homes **PETITION No.:** V-58

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-58



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



-  City Boundary
-  Zoning Boundary

MAY 24 2012

Application for Variance Cobb County

(type or print clearly)

Application No. V-54
Hearing Date: 8/8/12

Applicant Trabon Homes Phone # (770) 427-9064 E-mail _____

Sherry Bechtold Address 720 Kennesaw Ave Marietta GA 30060
(representative's name, printed) (street, city, state and zip code)

Sherry Bechtold Phone # (770) 427-9064 E-mail SBechtold@trabonhomes.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 8/25/2015

Titleholder Trabon Homes Phone # (770) 427-9064 E-mail SBechtold@trabonhomes.com

Signature [Signature] Address: 720 Kennesaw Ave Marietta GA 30060
(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 8/25/2015

Present Zoning of Property RA-5

Location 2030 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 to current recorded plat was drawn incorrectly. The front setback was labeled correctly but was drawn not to scale due to a change in the right of way location. (See attached)

This discrepancy caused us to be unable to build even our smallest plan on these lots. To build or design smaller would be to

List type of variance requested: disservice to existing homeowners.

→ Reduction of front building setback from 20' to 16'