

SITE DATA NOTES:

1. The site is located in the unincorporated area of Cobb County, Georgia, within the boundaries of the Ford Creek Estates Subdivision, Parcel ID: [redacted].

2. The proposed development consists of 30 residential lots, each approximately 1,000 square feet in area.

3. The site is currently undeveloped and is zoned for residential use.

4. The proposed development is shown in grey on the attached preliminary plat.

5. The site is bounded by [redacted] to the north, [redacted] to the south, and [redacted] to the east.

6. The site is adjacent to the [redacted] road to the west.

7. The site is located within the [redacted] flood zone.

8. The site is shown on the [redacted] map.

9. The site is shown on the [redacted] map.

10. The site is shown on the [redacted] map.

11. The site is shown on the [redacted] map.

12. The site is shown on the [redacted] map.

13. The site is shown on the [redacted] map.

14. The site is shown on the [redacted] map.

15. The site is shown on the [redacted] map.

16. The site is shown on the [redacted] map.

17. The site is shown on the [redacted] map.

18. The site is shown on the [redacted] map.

19. The site is shown on the [redacted] map.

20. The site is shown on the [redacted] map.

21. The site is shown on the [redacted] map.

22. The site is shown on the [redacted] map.

23. The site is shown on the [redacted] map.

24. The site is shown on the [redacted] map.

25. The site is shown on the [redacted] map.

26. The site is shown on the [redacted] map.

27. The site is shown on the [redacted] map.

28. The site is shown on the [redacted] map.

29. The site is shown on the [redacted] map.

30. The site is shown on the [redacted] map.

SPECIFIC TABLE CHART:

Lot No.	Area (sq. ft.)	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Rear Yard Setback (ft.)
1	1,000	10	5	10
2	1,000	10	5	10
3	1,000	10	5	10
4	1,000	10	5	10
5	1,000	10	5	10
6	1,000	10	5	10
7	1,000	10	5	10
8	1,000	10	5	10
9	1,000	10	5	10
10	1,000	10	5	10
11	1,000	10	5	10
12	1,000	10	5	10
13	1,000	10	5	10
14	1,000	10	5	10
15	1,000	10	5	10
16	1,000	10	5	10
17	1,000	10	5	10
18	1,000	10	5	10
19	1,000	10	5	10
20	1,000	10	5	10
21	1,000	10	5	10
22	1,000	10	5	10
23	1,000	10	5	10
24	1,000	10	5	10
25	1,000	10	5	10
26	1,000	10	5	10
27	1,000	10	5	10
28	1,000	10	5	10
29	1,000	10	5	10
30	1,000	10	5	10

REGULATORY COVER NOTES:

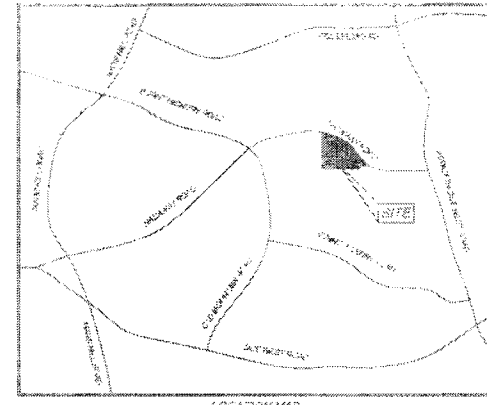
1. The proposed development is shown in grey on the attached preliminary plat.

2. The site is located within the [redacted] flood zone.

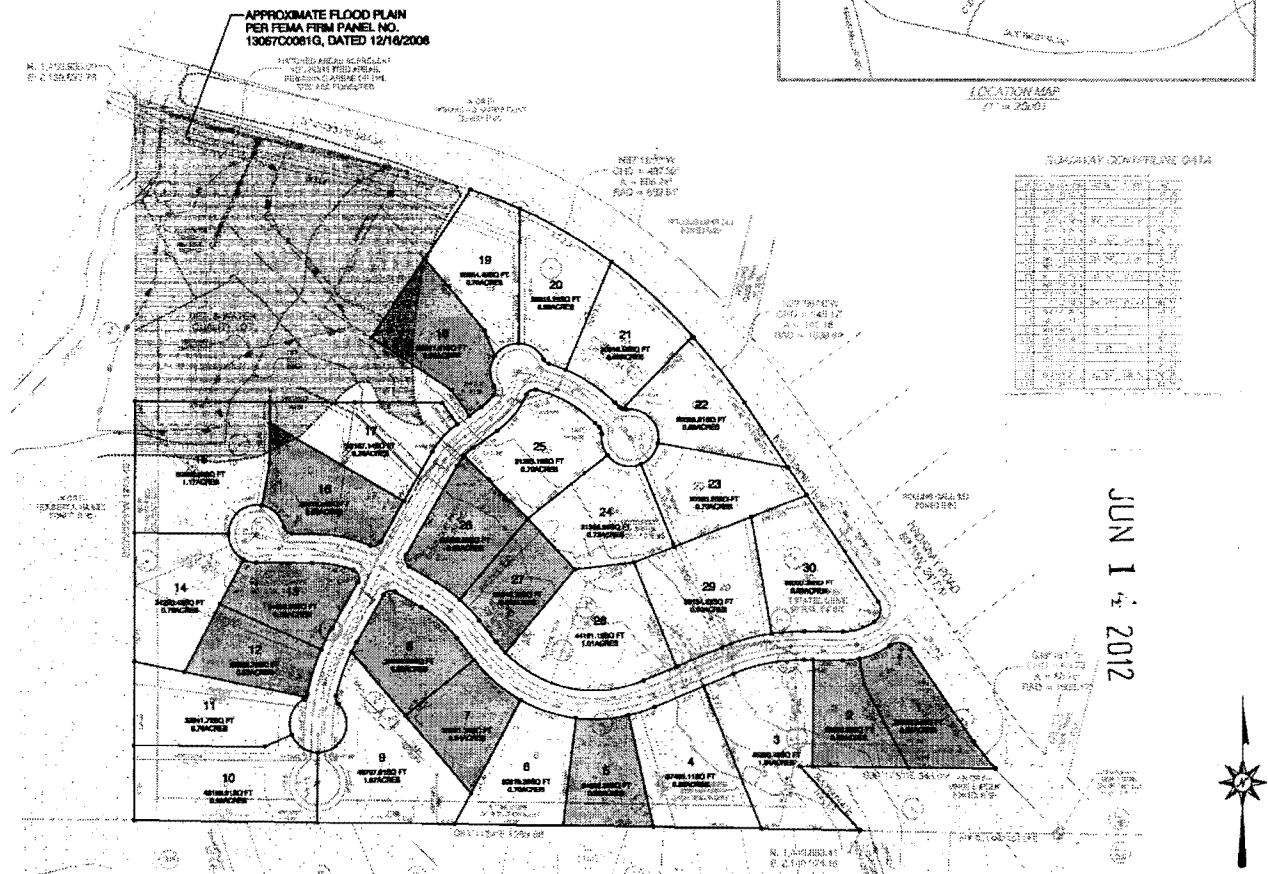
3. The site is shown on the [redacted] map.

4. The site is shown on the [redacted] map.

5. The site is shown on the [redacted] map.



APPROXIMATE FLOOD PLAN
PER FEMA FIRM PANEL NO. 13067C0061G, DATED 12/18/2008



STAKEOUT DATA

Station	Angle	Distance
1		
2		
3		
4		
5		
6		
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30		

JUN 14, 2012

TERRA
Design • Development • Construction Management
4.0 Fox Drive • Atlanta, GA 30339
Tel: (770) 436-3400 • Fax: (770) 436-3484

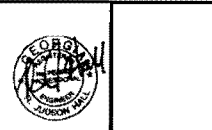
OWNER DEVELOPER:
Land Investment Partners, LLC
2303 Cumberland Pkwy
Atlanta, GA 30339
Tel: (770) 436-3400
Fax: (770) 436-3484

24-HOUR CONTACT:
Wayne Issac
Phone: (770) 280-5736

PROJECT:

FORD CREEK ESTATES
LAND LOT 235
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

SHEET TITLE:
V-63 (2012)
VARIANCE CONCEPT PLAN



DRAWING SCALES:
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 100'

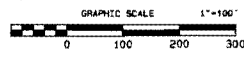
DRAWING CREATED: JUNE 14, 2012

DRAWING LAST REVISED: JUNE 14, 2012

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1.	MAKE ALL LOTS GREATER THAN 22,500-SQ-FT	6.14.12

* THE GREYED BACKGROUND IMAGE OF THIS EXHIBIT REPRESENTS THE LAST REVISED PRELIMINARY PLAT FOR THIS PROJECT AS PREPARED BY THIS FIRM



SHEET EXB-1

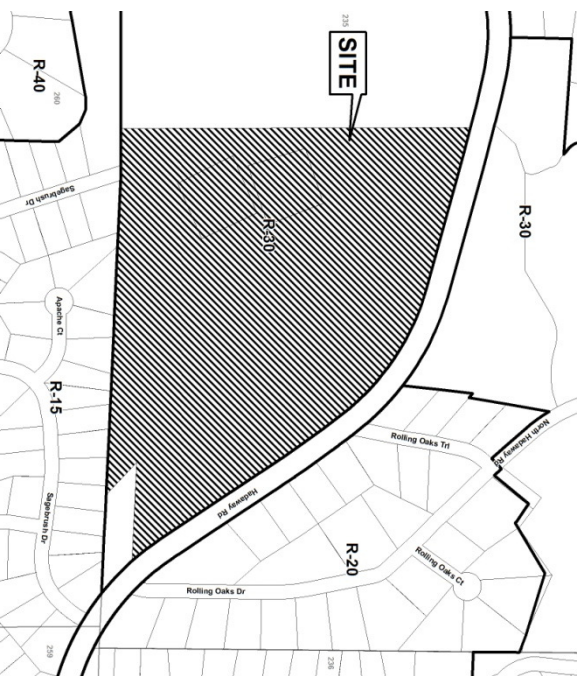
APPLICANT: Land Investment Partners, L.L.C., 10 **PETITION No.:** V-63
PHONE: 770-436-3400 **DATE OF HEARING:** 08-08-12
REPRESENTATIVE: Wayne Isaac **PRESENT ZONING:** R-30
PHONE: 770-280-5736 **LAND LOT(S):** 235
TITLEHOLDER: Land Investment Partners, L.L.C., 10 **DISTRICT:** 20
PROPERTY LOCATION: On the west side of **SIZE OF TRACT:** 30.54 acres
Hadaway Road, west of Acworth Due West Road **COMMISSION DISTRICT:** 1
(4539 Hadaway Road).

TYPE OF VARIANCE: 1) Waive the minimum lot sizes not more than 25% of the required minimum for lots 1, 2, 5, 7, 8, 12, 13, 16, 18, 26, and 27 as shown on submitted plan; 2) waive the front setback from the required 45 feet to 35 feet for all lots (1-30); and 3) waive the required 40 foot perimeter construction buffer as needed and depending on a demonstrated need of the encroachment.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a revision to the land disturbance permit approved plan set must be submitted to the Site Plan Review Section for review and approval. Also, the recorded plat must reference any approved provisions of this variance.

STORMWATER MANAGEMENT: The number of lots is the same as the approved subdivision layout. Reconfiguration of the lots will allow improved grading on 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.

DESIGN GUIDELINES: No comment.

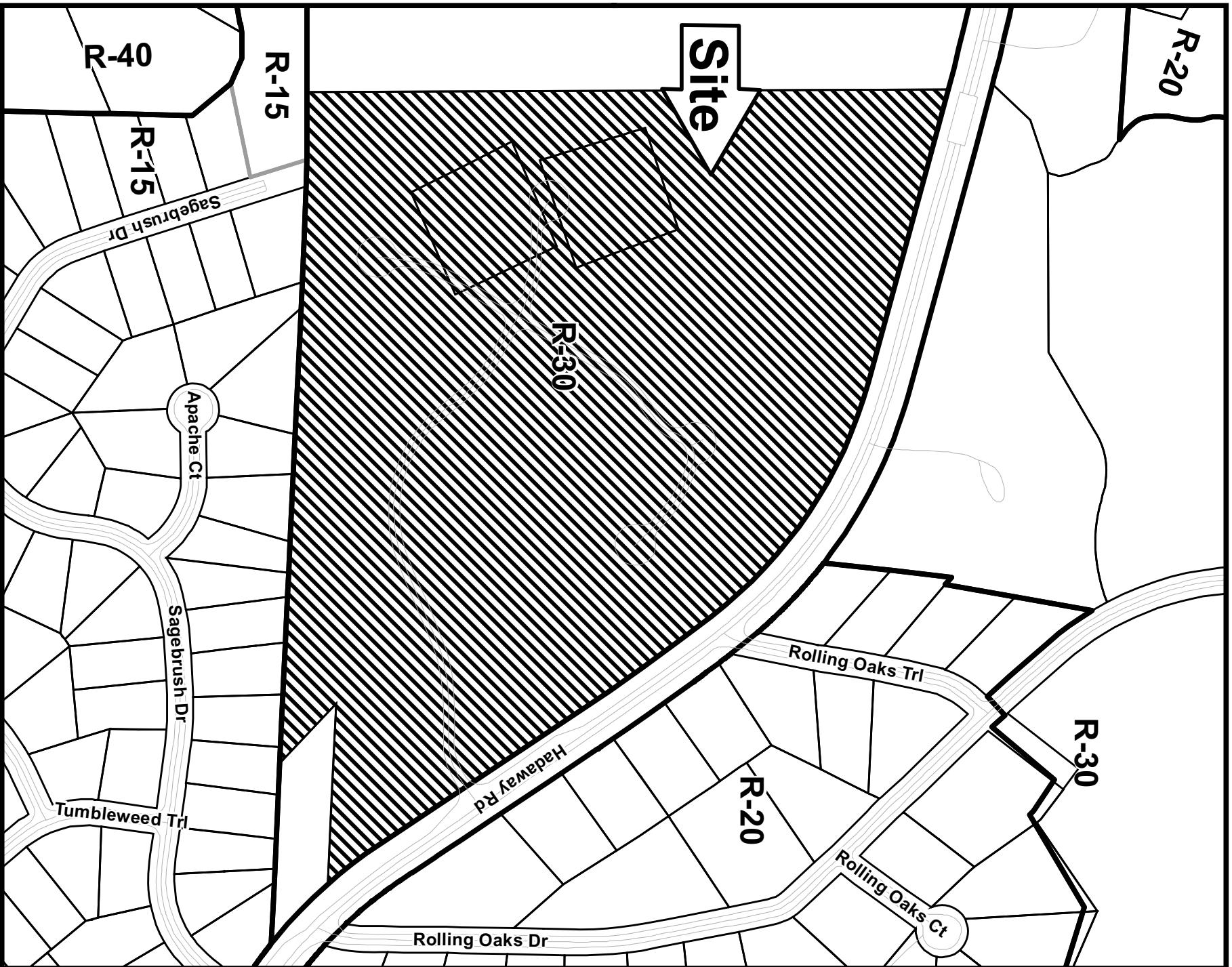
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Land Investment Partners L.L.C., 10 **PETITION No.:** V-63

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.



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

JUN 14 2012

(type or print clearly)


Application No. V-03
Hearing Date: 8-8-12

LAND INVESTMENT

Applicant PARTNERS LLC 10 Phone # (770) 436-3400 E-mail wisaac@resourcere.com

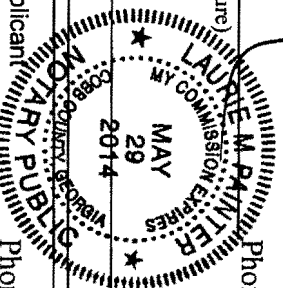
Wayne Isaac

Address 2303 Cumberland Pkwy., Suite 1000 Atlanta, GA 30339
(street, city, state and zip code)


(representative's name, printed)
(representative's signature)

Phone # (770) 280-5736 E-mail wisaac@resourcere.com

My commission expires:




Signed, sealed and delivered in presence of:
Notary Public

Titleholder Same as Applicant Phone # _____ E-mail _____

Signature _____ Address: _____
(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-30

Location 4539 Hadaway Road, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 235 District 20th Size of Tract 30.54 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 Floodplain

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 respectfully request the minimum area reduction for select lots to allow better home sites on a tract that has very steep topography. The lot size reduction is also requested to avoid the need to place fill within the floodplain located in the northwest corner of the tract. The request to reduce front yard setbacks of this property from 45-feet to 35-feet is intended to reduce the extent of grading on this tracts steep topography that would be required with the 45-foot setback. The request to allow Staff the ability to approve minimal encroachments into the 40-Undisturbed Construction Buffer is also to allow the individual lots to be better graded to deal with the extreme topography of the site.

List type of variance requested: 1. Lot size reduction for select lots as shown on the concept plan for
(Lots 2,5,7,8,12,13,16,18,26,827). ~~2~~ 1

2. A project wide reduction of the front setback from 45-feet to 35-feet.
3. Allowance for Staff to be able to approve grading into the 40-undisturbed construction buffer as needed and depending on a demonstrated need of