

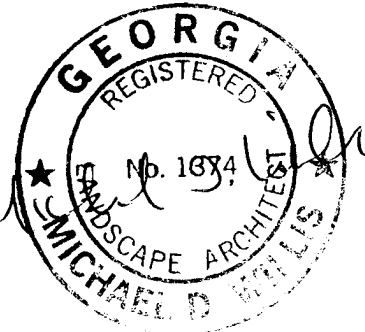
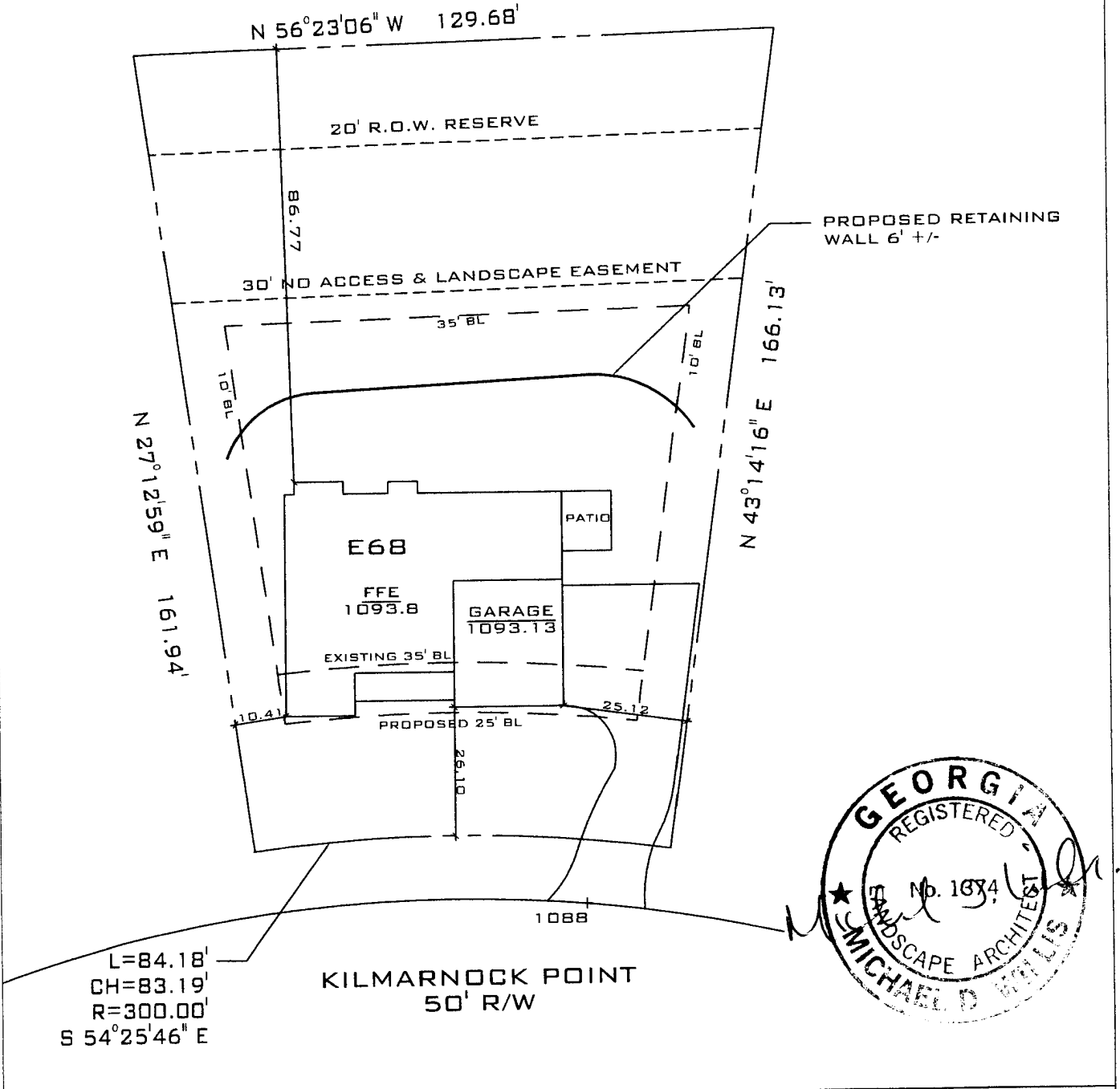
V-44
2014

VARIANCE REQUESTED

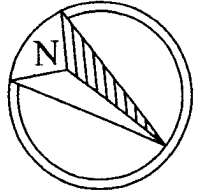
CHANGE 35' FRONT BUILDING LINE
TO 25' FRONT BUILDING LINE

2014-03-10 10:25
10/10/14

ADDRESS:
1343 KILMARNOCK POINT
KENNESAW, GA. 30152



Land Lot	District	Section	County	scale
242	20th	2nd	Cobb	1"=30'
<i>prepared for</i>	<i>location</i>	<i>drawn by</i>	<i>date</i>	
Province Properties	The Overlook at Marietta Country Club	MW	04-03-14	



APPLICANT: Province Homes, LLC

PETITION No.: V-44

PHONE: 770-509-7009

DATE OF HEARING: 06-11-14

REPRESENTATIVE: David B. Swales

PRESENT ZONING: R-20/OSC

PHONE: 770-509-7009

LAND LOT(S): 242

TITLEHOLDER: Province Homes, LLC

DISTRICT: 20

PROPERTY LOCATION: On the southwesterly side of Kilmarnock Point and on the northeasterly side of Stilesboro Road (1345 Kilmarnock Point).

SIZE OF TRACT: 0.39 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Province Homes, LLC

PETITION No.: V-44

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 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: 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.

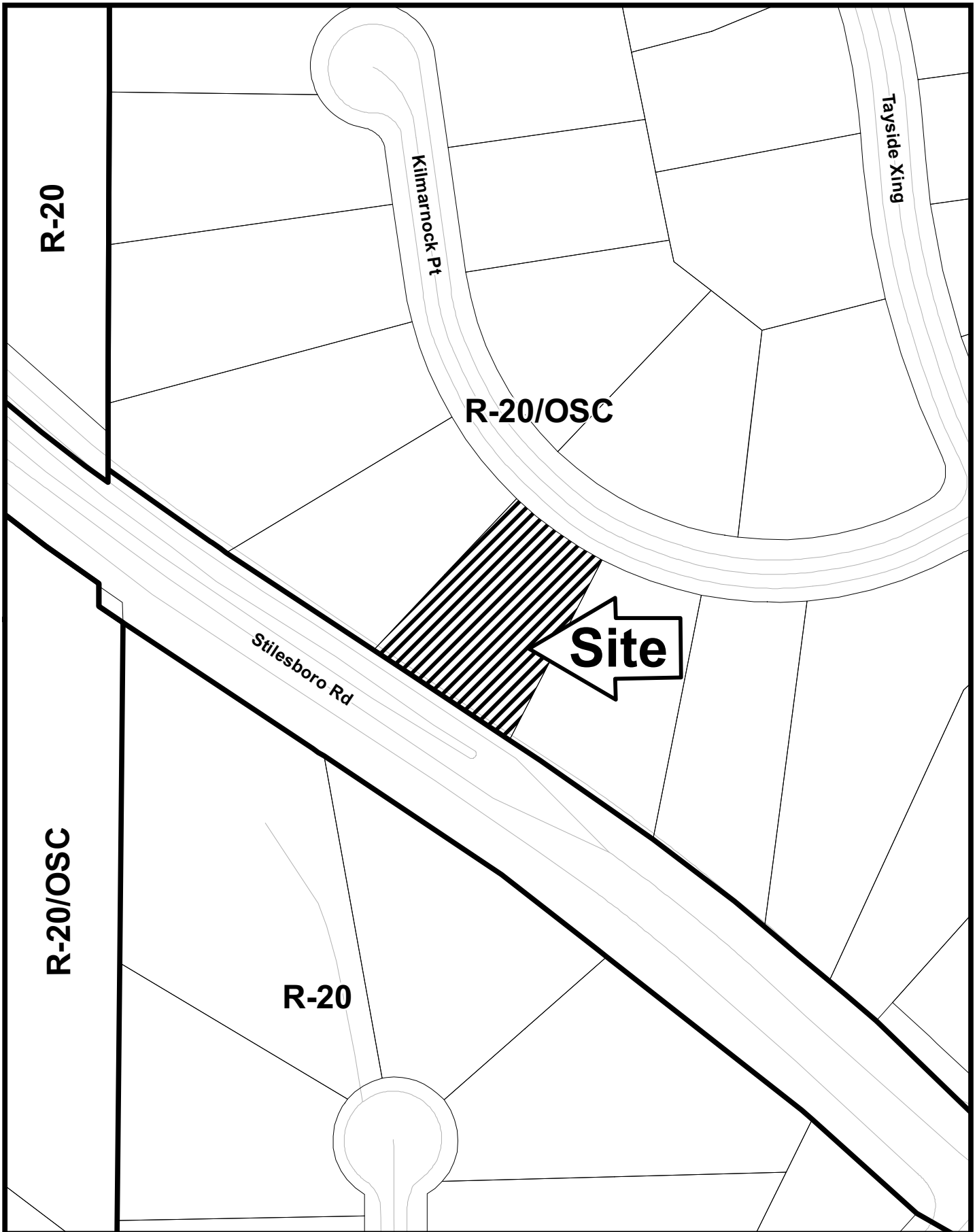
WATER: No conflict.

SEWER: No conflict.

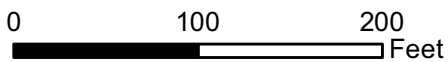
APPLICANT: Province Homes, LLC **PETITION No.:** V-44



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-44



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



-  City Boundary
-  Zoning Boundary

2014-03-09 AN ID: 24

Application for Variance Cobb County

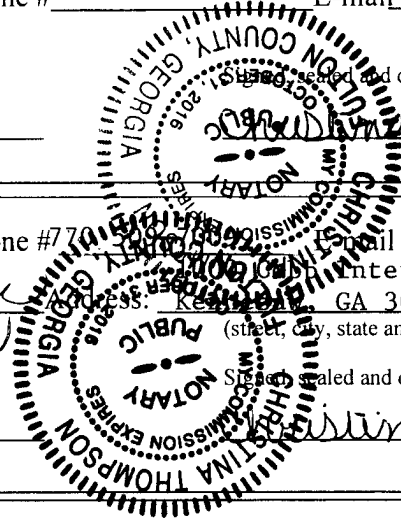
(type or print clearly)

Application No. V-44
Hearing Date: 6-11-14

Applicant PROVINCE HOMES, LLC Phone # 770 509-7009 E-mail dswales@province.com
David B. Swales, Sr. 1000 Cobb International Drive, Suite D
Melba A. Blackwood Address Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Melba A. Blackwood Phone # 770 509-7009 E-mail mblackwood@province.com
(representative's signature)

My commission expires: 10/31/16



Signed, sealed and delivered in presence of:
Christina Thompson
Notary Public

Titleholder PROVINCE HOMES, LLC Phone # 770 509-7009 E-mail mblackwood@province.com
Signature Melba A. Blackwood 1000 Cobb International Dr., Suite D
(attach additional signatures, if needed) (street, city, state and zip code)
Manager

My commission expires: 10/31/16

Signed, sealed and delivered in presence of:
Christina Thompson
Notary Public

Present Zoning of Property R-20 OSC (Z-20/2002)
Location 1345 Kilmarnock Point (Lot 68, Block E, Unit I, Phase 2 Overlook at Marietta Country Club)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 242 District 20 Size of Tract .39 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 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Necessary retaining wall due to topography requires the house be located closer to Street.

List type of variance requested:
Reduction of front set-back from existing 35' to 25'.

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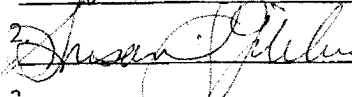
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V-49

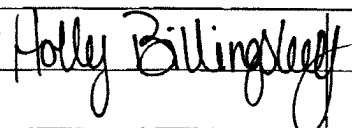
CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that PROVINCE HOMES, LLC intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of reducing the front set-back from 35' to 25' on the premises described in the application.

	Signature	Printed name	Address
1.		Robert A. Gilchrist	1341 Kilmarnock Point
2.		Susan Gilchrist	'1

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

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	Signature	Printed name	Address
1.		Holly Billingsley	1349 Kilmarnock Point
2.			
3.			
4.			
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11.			
12.			
13.			

2017-07-09 11:10:25
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