

Variance Request Site Plan
290 Thunderbird Trace
 Cobb County, Georgia Land Lot 1262, 16th District, 2nd Section

Prepared for:
Bruce Goodman
Blake Properties, Inc.
 1820 Jacksonville Creek Dr
 Marietta, GA 30068
 770-841-2427

DGM
 LAND PLANNING
 CONSULTANTS
 975 Gess Park
 Marietta, GA 30068
 770-514-8000
 770-514-8991



February 12, 2015

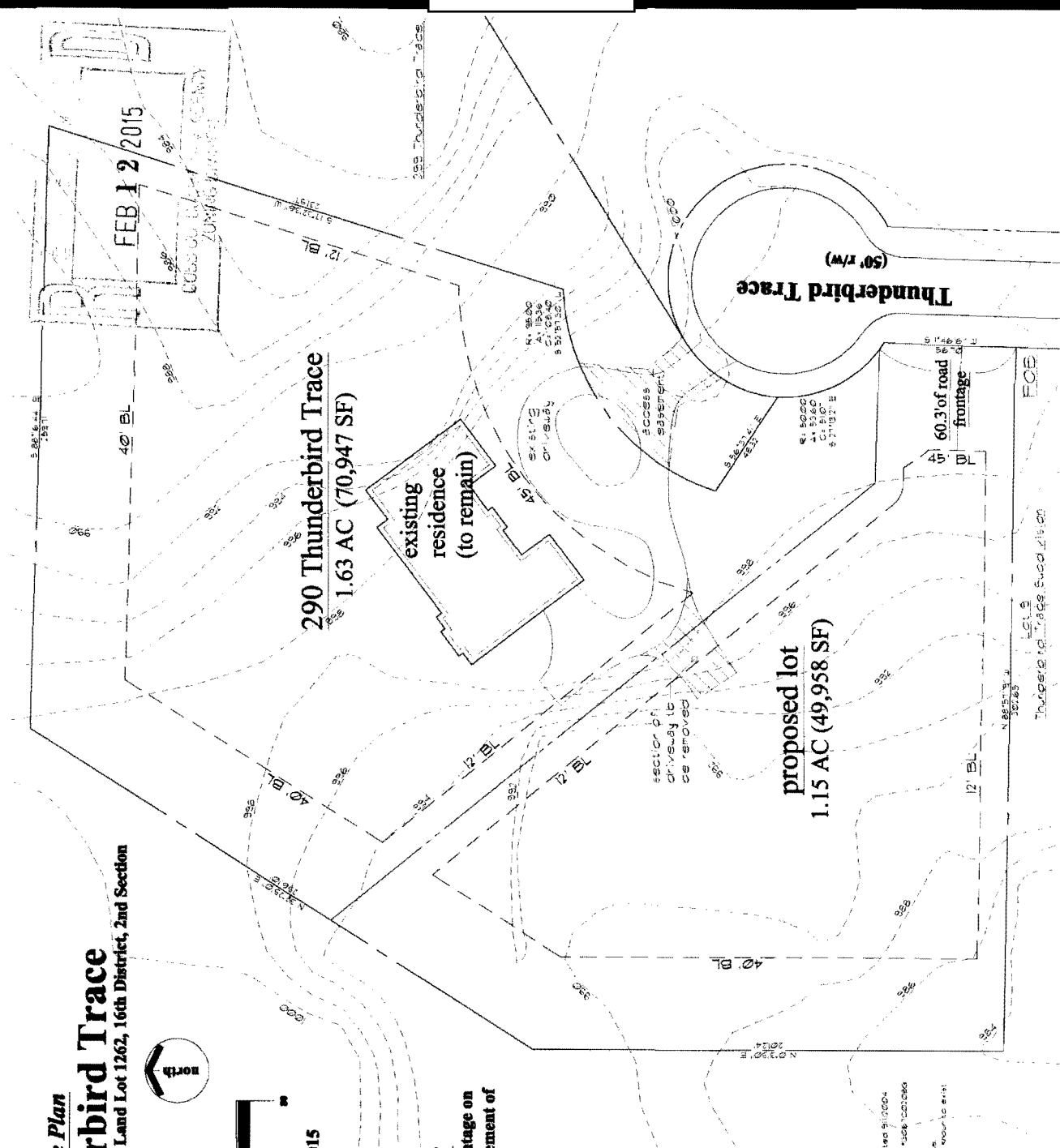
Variance Request:

Reduction in public road frontage on
 proposed lot from the requirement of
 75' to 60.3'

Site Data

Total Site Area: 2.78 AC
 Existing Zoning: R-30
 Proposed Building Setbacks:
 (no variances required)
 front: 45'
 side: 12'
 rear: 40'

- NOTES:**
1. Boundary by Solar Land Surveying Company, dated 9/10/2004
 2. Topographic information from Cobb County GIS
 3. According to deed, Marietta Solar Map (4-11-10) 100% LOT 1262
 4. No easements are shown to exist on this site
 5. No streams or wetlands are shown to exist on this site
 6. No proposed or existing structures are shown to exist
 7. No other easements are shown to exist on this site



APPLICANT: <u>E. E. Pennington</u>	PETITION No.: <u>V-56</u>
PHONE: <u>770-596-6748</u>	DATE OF HEARING: <u>04-01-2015</u>
REPRESENTATIVE: <u>Bruce L. Goodman</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>770-841-9457</u>	LAND LOT(S): <u>1262</u>
TITLEHOLDER: <u>E. Earl Pennington, M.D. and Patricia M. Pennington</u>	DISTRICT: <u>16</u>
PROPERTY LOCATION: <u>At the northern terminus of Thunderbird Trace, north of Thunderbird Drive (290 Thunderbird Trace).</u>	SIZE OF TRACT: <u>2.78 acres</u>
	COMMISSION DISTRICT: <u>2</u>
TYPE OF VARIANCE: <u>1) Waive the minimum public road frontage from the required 75 feet to 60 feet for proposed lot; and 2) waive the minimum lot width at front setback line from the required 75 feet to 59 feet for proposed lot.</u>	

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

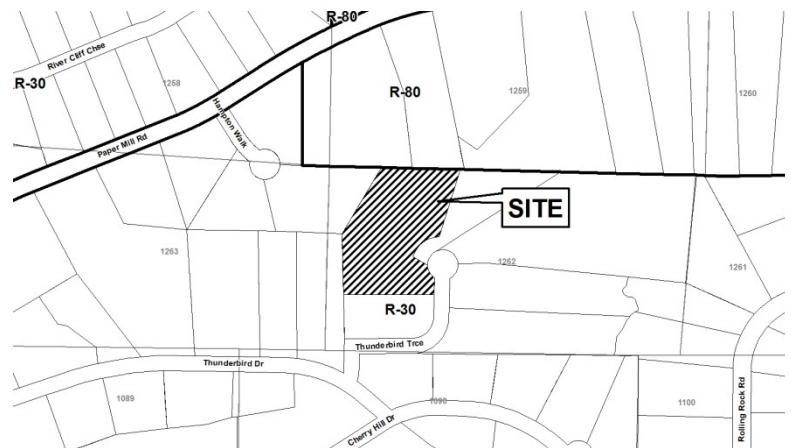
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: E. E. Pennington **PETITION No.:** V-56

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: If approved, lot plan must be made subject to Stormwater Management Division approval of onsite runoff mitigation.

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.

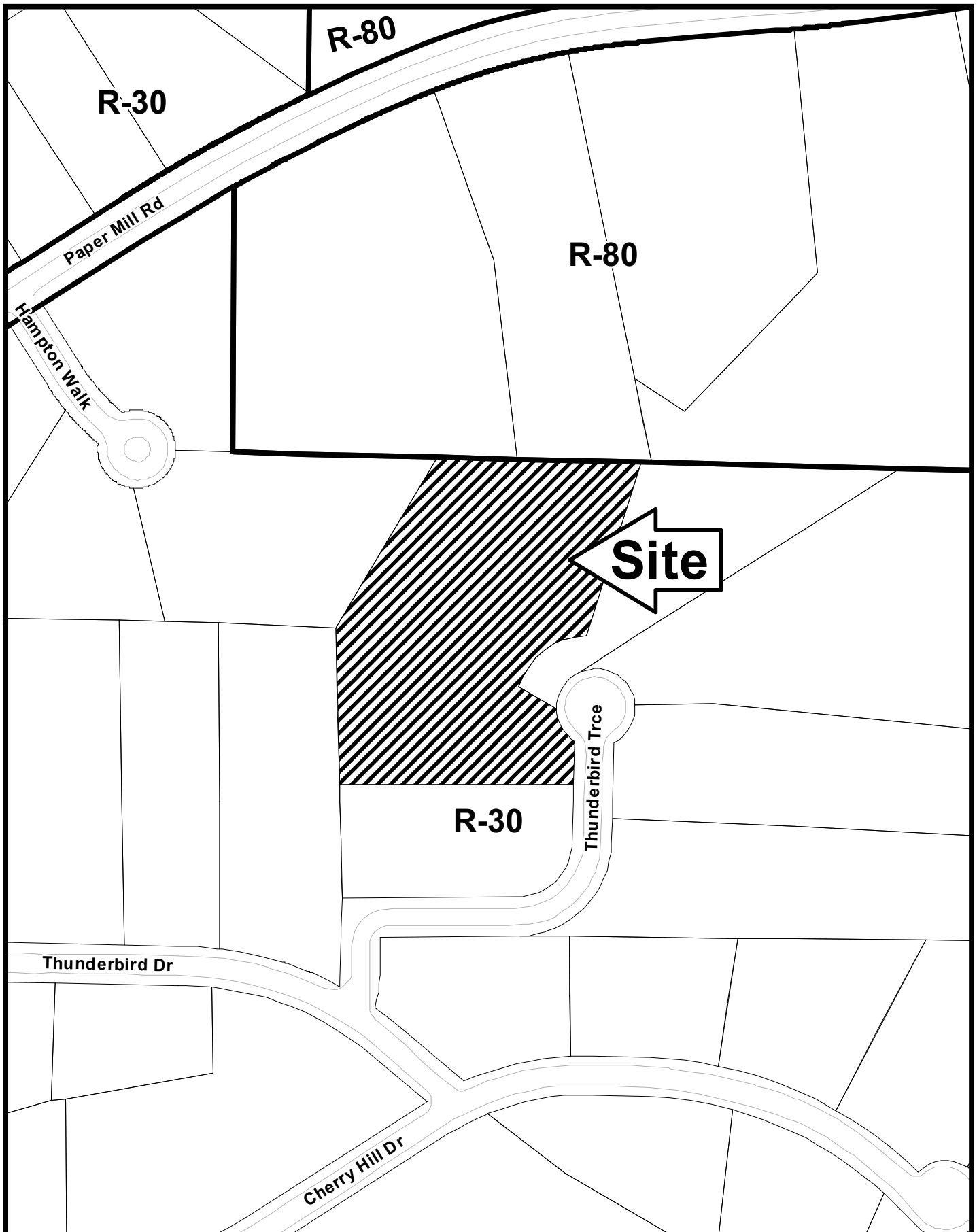
WATER: No conflict.

SEWER: No conflict.

APPLICANT: E. E. Pennington **PETITION No.:** V-56

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-56

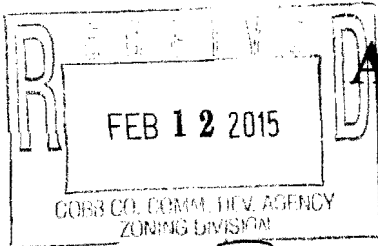


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-56

Hearing Date: 4-1-2015

Applicant E.E. PENNINGTON Phone # 770-596-6748 E-mail ppennington@hotmail.com

BRUCE L. GOODMAN Address 1824 JACKSON'S CREEK DR, MARIETTA GA
(representative's name, printed) (street, city, state and zip code)

Bruce L. Goodman Phone # 770-841-9457 E-mail bgoodman@pc.com
(representative's signature) NET

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

Cobb County, Georgia

My Commission Expires

January 9, 2018

Notary Public

Titleholder E. EARL PENNINGTON, MD Phone # 770-596-6748 E-mail ppennington@hotmail.com
* SEE ATTACHED Signature E. Earl Pennington MD Address: 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

Cobb County, Georgia

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Notary Public

Present Zoning of Property R-30

Location 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1262 District 16th Size of Tract 2.778 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 _____ 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).

CURRENT R-30 ZONING AND LOT SIZES ARE COMPATIBLE WITH R-30 ZONING.
THE TRACT TAPERS TO THE COLDESAC STREET RESULTING IN A LACK OF REQUIRED ROAD FRONTAGE.

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE REQUIREMENT