

Variance Request Site Plan

923 Paces Farm Trail

Cobb County, Georgia Land Lot 172, 19th District, 2nd Section

FEB 12 2015

prepared for:

Mr. and Mrs. Scott Maurer
923 Paces Farm Trail
Marietta, Georgia 30064

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Scale: 1" = 20'
February 12, 2015



Site Data

Total Site Area: .46 AC (20,000 SF)

Existing Zoning: R-20

Building Setbacks:

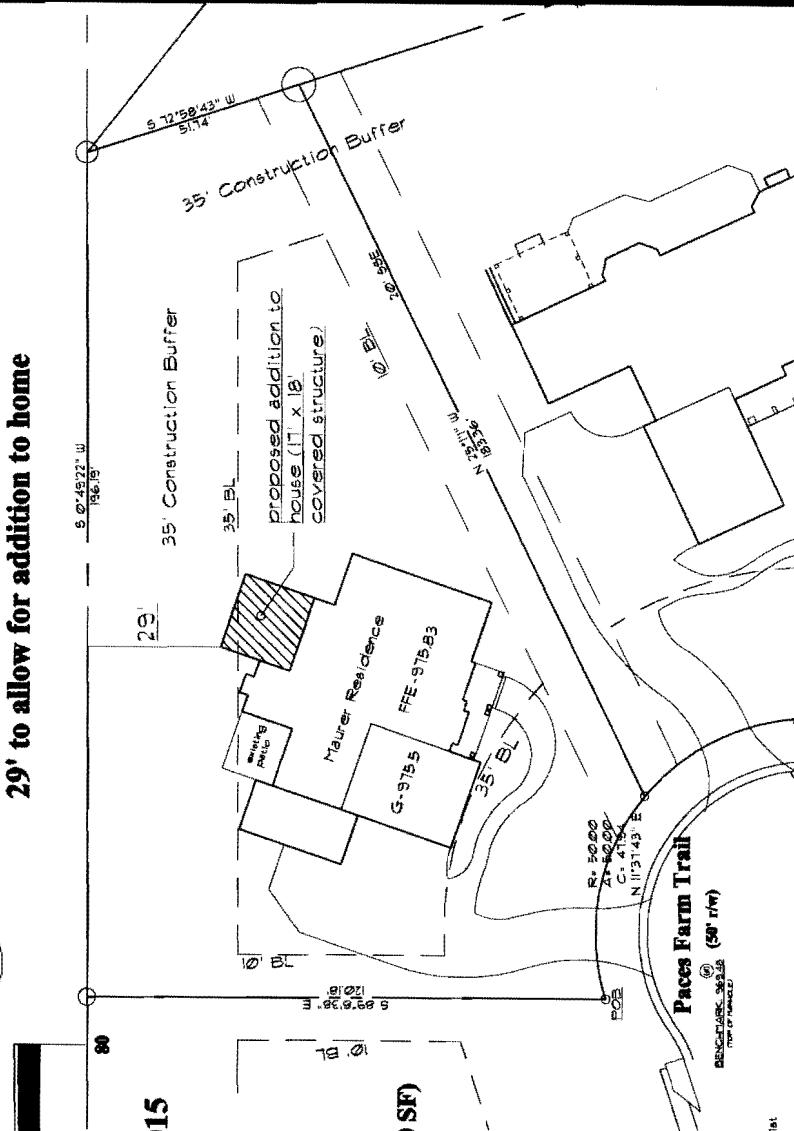
front: 35'

side: 10'

rear: 35'

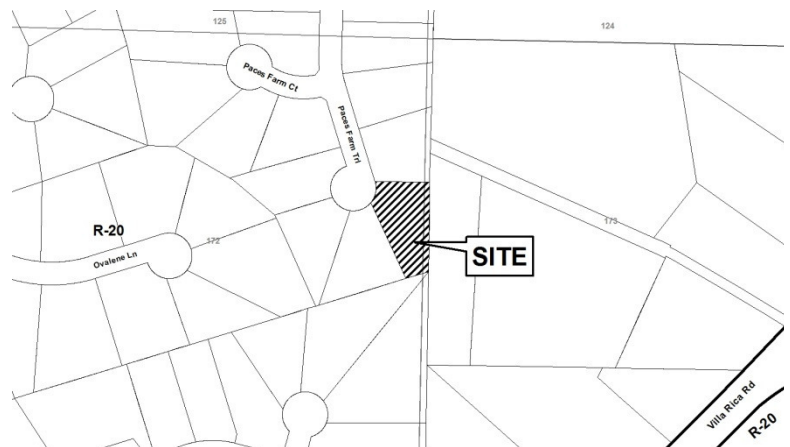
Variance Request:

Reduction in rear setback from 35' to 29' to allow for addition to home



- Notes:**
1. Boundary survey by Centerline Surveying Systems, Inc. (dated October 1, 2010).
 2. Topographic information from Taso and Associates, (2010).
 3. According to Flood Insurance Rate Map (FIRM) 49025 G, the site is in Flood Zone X-1 (moderate flood hazard). No portion of this site is in Flood Zone A (special flood hazard).
 4. No cemeteries are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. Utility easements exist as shown on plan.

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



APPLICANT: Scott Maurer **PETITION No.:** V-63

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 adverse stormwater management impacts are anticipated. The majority of the proposed addition will be located over the existing concrete patio.

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.

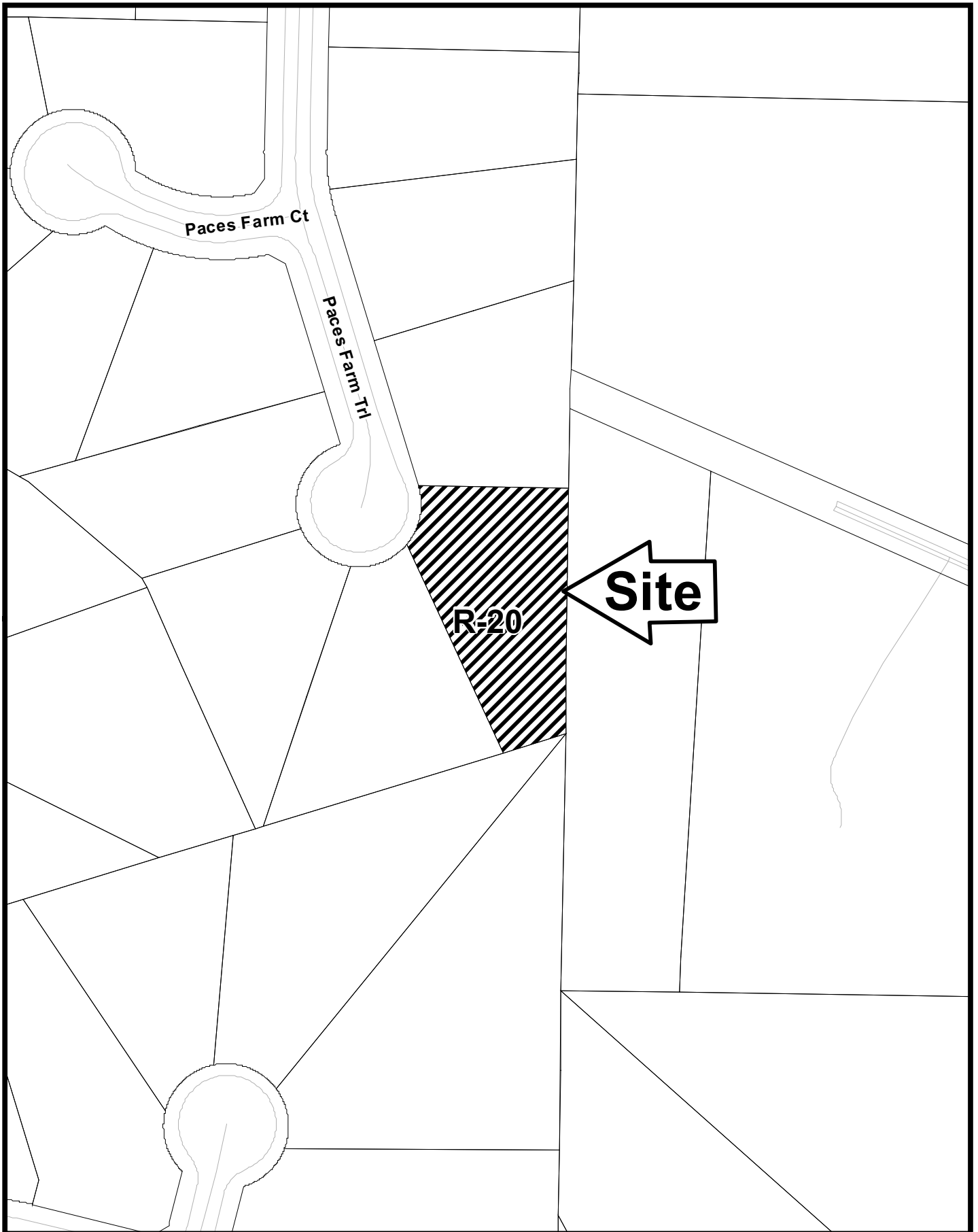
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Scott Maurer **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.

V-63

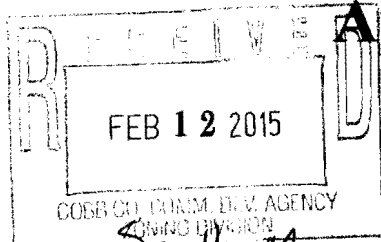


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance

Cobb County

(type or print clearly)

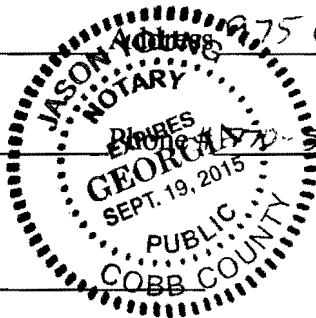
Application No. V-63
Hearing Date: 4-1-15

Applicant Scott Maurer Phone # 404-441-4210 E-mail hocsmaurer@gmail.com

David Meyer
(representative's name, printed)

975 Cobb Place Blvd, Kennesaw GA 30144
(street, city, state and zip code)

[Signature]
(representative's signature)



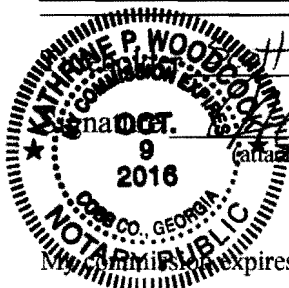
514-9006 E-mail dmeyer@dgm1pc.com

My commission expires: 9/19/15

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



Scott Maurer

Phone 404-441-4210 E-mail hocsmaurer@gmail.com

(attach additional signatures, if needed)

923 Paces Farm Trail Marietta GA 30064
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Katherine P. Woodcock

Notary Public

Present Zoning of Property R-20

Location 923 Paces Farm Trail Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 District 19 Size of Tract .46 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to nature and size of lot, future structure
crosses over a portion of construction buffer.
Asking for additional space in buffer zone to
accommodate corner of structure.

List type of variance requested: Reduction in rear setback from 35'
to 29' to allow for addition.