

APPLICANT: Covered Bridge at Barnes Mill
Condominium Association, Inc.
PHONE: 678-324-0162
REPRESENTATIVE: W & H Investments, LLC
PHONE: 404-386-0322
TITLEHOLDER: Covered Bridge at Barnes Mill
Master Association, Inc.
PROPERTY LOCATION: On the north side of Aunt
Lucy Lane, east of Fisher Drive, and at the southern
terminus of Russell St. (625 Aunt Lucy Lane -Units 1,2,3)

PETITION No.: V-67
DATE OF HEARING: 04-01-2015
PRESENT ZONING: PVC
LAND LOT(S): 48, 97
DISTRICT: 17
SIZE OF TRACT: 24.30 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Reduce landscape buffer from 40 feet to 30 feet to allow permeable flagstone patios and
sodded rear yards to be allowed within the 40 foot landscaped buffer.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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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: No adverse stormwater management impacts were observed.

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.

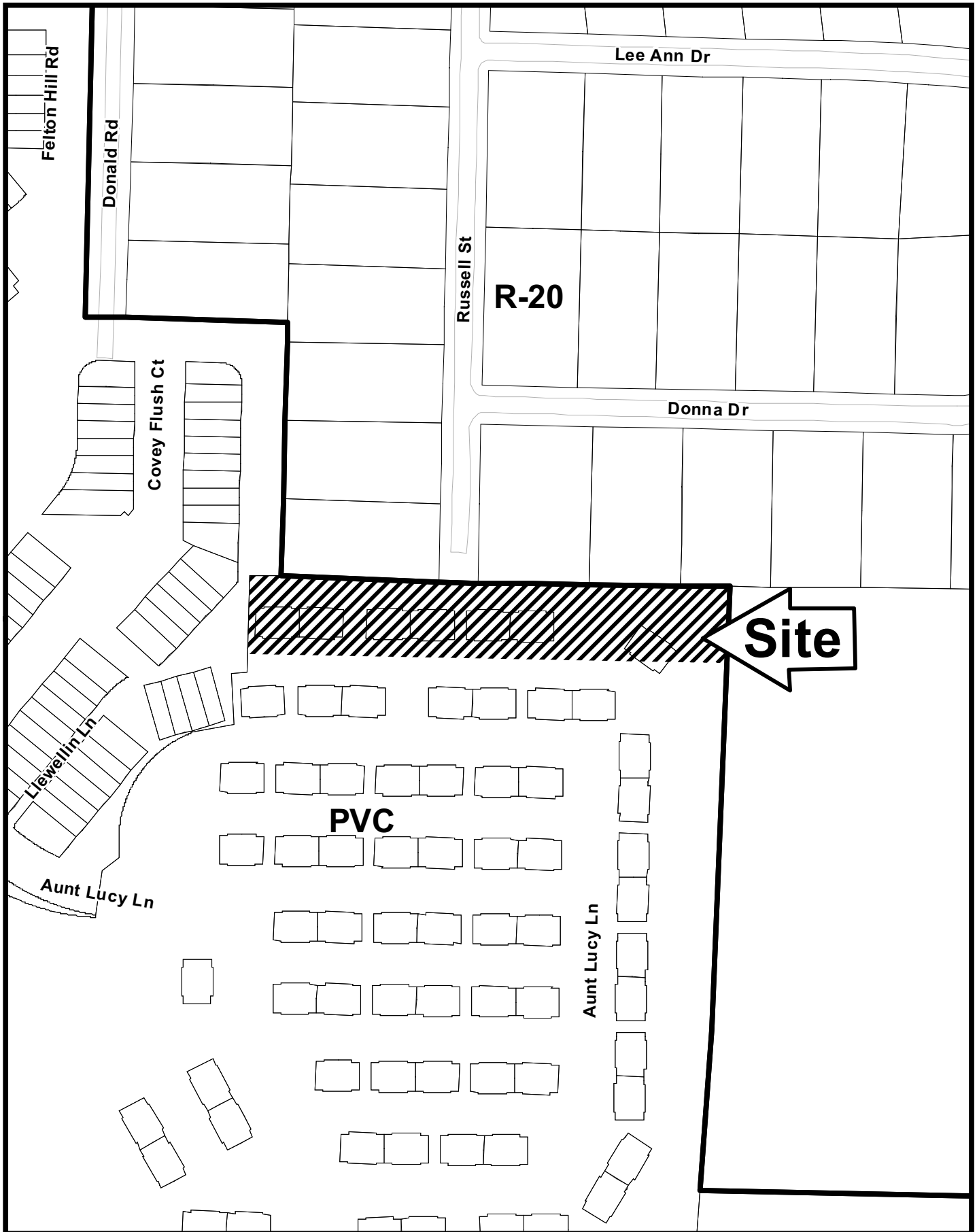
WATER: No conflict.

SEWER: No conflict.

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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.

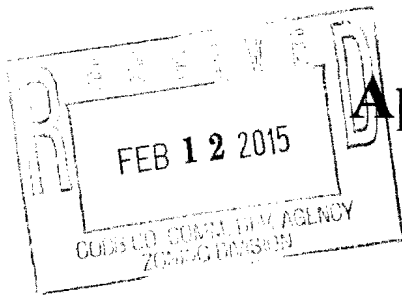


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary




Application for Variance Cobb County

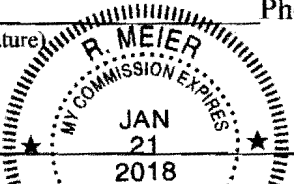
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Application No. V-67
Hearing Date: 4-1-15

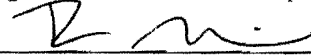
Applicant Covered Bridge at Barnes Mill Condominium Association, Inc. Phone # _____ E-mail _____

W&H Investments, LLC (Colby Henson) Address P.O. Box 1059, Marietta, GA 30061
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-386-0322 E-mail colby@hseproperties.com
(representative's signature)

My commission expires: _____


Signed, sealed and delivered in presence of:


Notary Public

Titleholder Covered Bridge at Barnes Mill Condominium Association, Inc. Phone # 678-324-0162 E-mail gall822@aia.com

Signature Carol F. Ballin President Address: P.O. Box 1059, Marietta, GA 30061
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____


Signed, sealed and delivered in presence of:

Rose Marie Teague
2/12/15 Notary Public

Present Zoning PVC

Location Northeast Corner at East West Connector and Hurt Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 48 District 17th Size of Tract 50 24.30 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).

See attached.

List type of variance requested: _____

See attached.

FEB 12 2015

Hardship:

The building envelope (configuration) of the property (Units/Lots 1-6) is shallow, causing the rear of the homes to butt up to the 40' landscape buffer. This condition does not allow for a patio or small grassed "rear yard".

Type of Variance Requested:

The variance requested is to allow permeable flagstone patios and sodded rear yards to be allowed within the 40' landscaped buffer (in accordance with the attached variance plat).

Colby Henson
404.386.0322



6 WAX MYRTLE 3 GAL
MAR 13 2015
MAR 13 2015
COBBECO COMM. DEV. AGENCY
"ZONING DIVISION"



BUFFER PLANT SUMMARY - TO BE PLANTED		
21	GREEN GIANT ARBORVITAE	5' HT. 0.4
17	VIRGINIA PINES	5' HT. 0.4 6.8
TOTAL NO. OF UNITS PROVIDED IN BUFFER:		44.4

UNIT NO.	UNIT NO. OF UNITS PROVIDED IN BUFFER:	44.4
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
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AFTER SUPPLEMENTING BUFFER WHERE SPARCELY
VEGETATED THE BUFFER WILL CONTAIN:

111 EVERGREEN TREES - MINIMUM 5' HT. AND
65 - 3 GALLON SHRUBS WITH A POTENTIAL HEIGHT OF
10'-12'

