

**COUNTRY PLANTATION HOA**

4576 ALISON JANE DRIVE

15TH STREET 2ND SECTION

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**THE PURPOSE OF THIS PLAN IS TO SHOW**

**THE REPLACEMENT OF THE PRE**

**DAMAGED POOL BUILDING AND COVERED**

**AREA WITHIN THE EXISTING FOOTING.**

**A VARIANCE IS REQUESTED TO REDUCE**

**THE DECK TO 10' AT THE POOL**

**BUILDING BY 10' FROM 25' TO 15' FT.**

**LEGEND:**

1. EXISTING POOL BUILDING

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100. EXISTING POOL DECK

<b>APPLICANT:</b>	<u>Country Plantation HOA</u>	<b>PETITION No.:</b>	<u>V-68</u>
<b>PHONE:</b>	<u>678-463-6053</u>	<b>DATE OF HEARING:</b>	<u>04-01-2015</u>
<b>REPRESENTATIVE:</b>	<u>Thomas E. Peay, Jr.</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>404-667-4700</u>	<b>LAND LOT(S):</b>	<u>206</u>
<b>TITLEHOLDER:</b>	<u>Country Plantation Homeowners Association, Inc.</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>At the western terminus of Allison Jane Drive, west of Scarlet Drive (4276 Allison Jane Drive).</u>	<b>SIZE OF TRACT:</b>	<u>9.30 acres</u>
		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<b>TYPE OF VARIANCE:</b> <u>Waive the setback for neighborhood recreation centers from the required 100 feet to 15 feet.</u>			

**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:** 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.

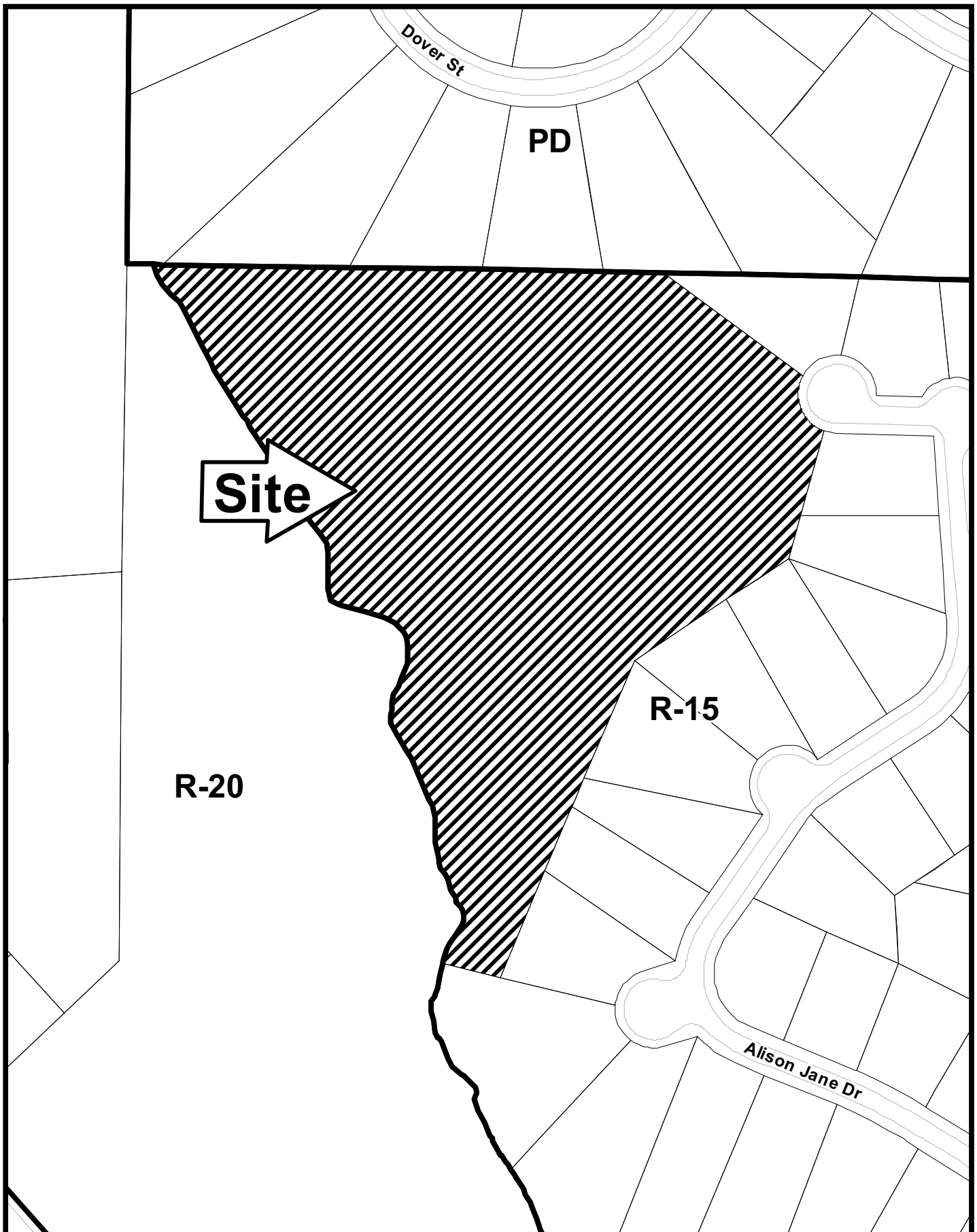
**SEWER:** Permanent structures must be at least 2 feet from edge of 20 foot Sanitary Sewer Easement, per County Code 122-123.

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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.

# V-68



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)

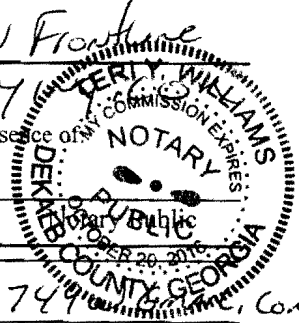
Application No. 4-15-V-68  
Hearing Date: 4-1-15

Applicant Country Plantation HOA Phone # 678-463-6053 E-mail Brow749a@gmail.com  
Beverly Brown Pres Address Gmail.com  
(representative's name, printed) (street, city, state and zip code)  
Thomas E Peay Jr Phone # 404-667-4706 E-mail Tom@FrontlineSurvey.com  
(representative's signature)

My commission expires: 10/20/14

Signed, sealed and delivered in presence of:

Julie Williams



Titleholder Country Plantation HOA Phone # 678-463-0053 E-mail Brow749a@gmail.com  
Signature Beverly Brown/pres Address: 4276 ALISON JA  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property R15  
Location 4276 ALISON JANE DR KENNESAW GA  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 206 District 16th Size of Tract 9.35 Acre(s) 301x4

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 9.3 Shape of Property IRG Topography of Property FLAT 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).

Replacing Fire Damaged  
BUILDING ON EXISTING SLAB!

List type of variance requested: BLD (Porch) WAIVE SET BACKS FOR  
the 100' SET BACK TO 15.0'