

APPLICANT: Jonathan Adams - JLA Services

PETITION No.: V-93

PHONE: 678-233-7134

DATE OF HEARING: 06-10-2015

REPRESENTATIVE: Jonathan Adams

PRESENT ZONING: R-20

PHONE: 678-233-7134

LAND LOT(S): 459

TITLEHOLDER: Bostwick HP, LLC

DISTRICT: 16

PROPERTY LOCATION: North of the terminus of Notty Pine Trail, north of Wendy Lane (3260 Notty Pine Trail).

SIZE OF TRACT: 0.53 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet; 2) allow a third home off a private easement; and 3) reduce the lot size for a house off a private easement from 80,000 square feet to 23,086 square feet.

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

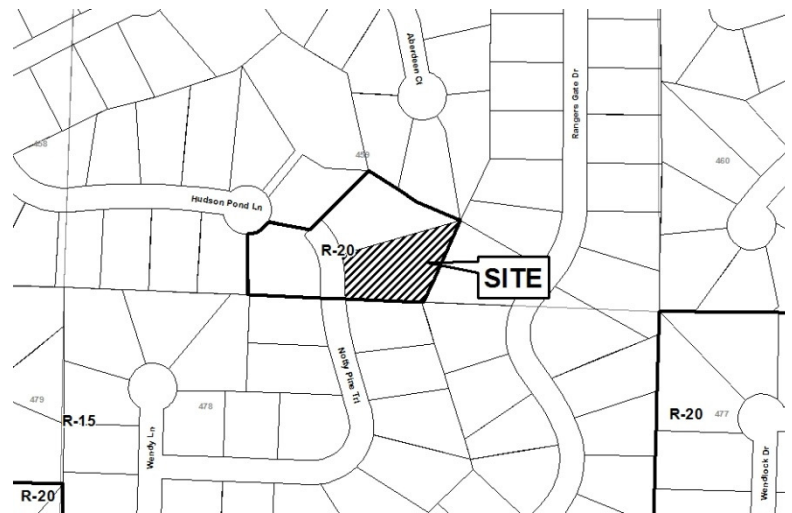
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Jonathan Adams - JLA
Services

PETITION No.: V-93

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Although this is a platted lot, there are stormwater management issues that will need to be addressed prior to issuance of a building permit. The existing drainage flows directly through the center of this lot. The existing driveway culvert is failing and will need to be replaced and relocated as shown on the proposed plan. If this variance is approved, it must be subject to final lot plan approval by the Stormwater Management Division

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.

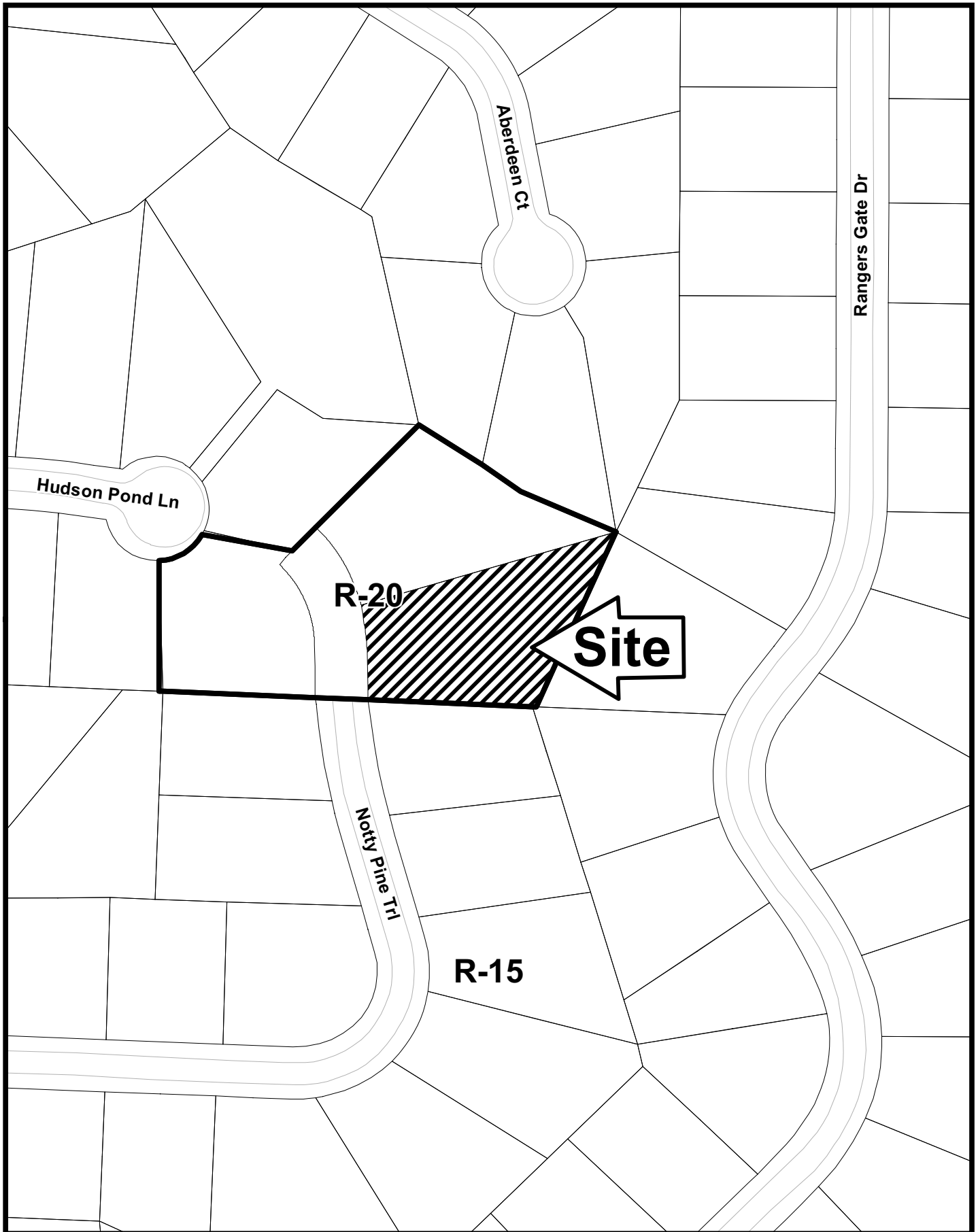
SEWER: Applicant should be made aware of the on-site public sewer line/easement and the limitations of permanent structures near the easement (County Code section 122-123).

APPLICANT: Jonathan Adams - JLA
Services

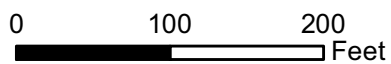
PETITION No.: V-93



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.

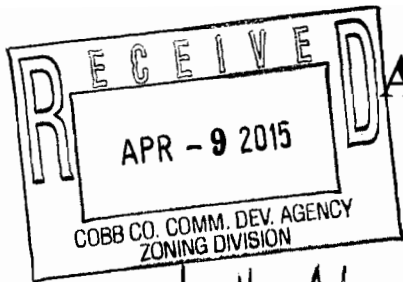
V-93



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



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

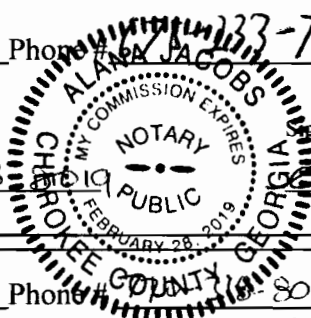
(type or print clearly)

Application No. V-93
Hearing Date: 6-10-15

Applicant Jonathan Adams - JLA Services Phone # 678-233-7134 E-mail jadams@havenwood.biz

Jonathan Adams Address 2766 Bentwood Dr, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

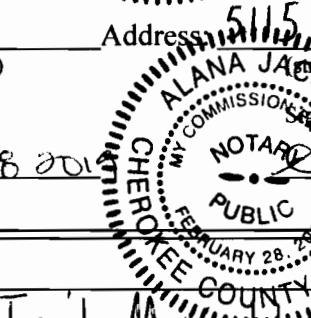
[Signature] Phone # 678-233-7134 E-mail jadams@havenwood.biz
(representative's signature)



Signed, sealed and delivered in presence of:
My commission expires: February 28
[Signature] (IDVER) Notary Public

Titleholder Bostwick HP LLC Phone # 404-808-8082 E-mail CHARLIE@BRIGHTWATERHOMES.COM

Signature [Signature] Address 5115 Long Island Dr. Atlanta, GA 30027
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
My commission expires: February 28 2019
[Signature] (IDVER) Notary Public

Present Zoning of Property R-20

Location 3260 Notty Pine Trail, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 459 District 16 Size of Tract 0.53 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 X

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).

Currently, there is easement-only access to one home and one lot at the end of Notty Pine Trail. The home has been accessing Notty Pine Trail via easement since 1983. We seek a variance to allow construction of a home on the vacant lot known as 3260 Notty Pine Trail. Without the variance, a home cannot be built, as was approved for 3270 Notty Pine Trail, and Cobb DOT cannot accept the area for a road.

List type of variance requested: Waiver of road frontage requirement to zero feet -- access via easement