

APPLICANT: Sterling Lyons, LLC

PETITION No.: V-19

PHONE: 404-456-8669

DATE OF HEARING: 02-15-2017

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-30

PHONE: 770-429-1499

LAND LOT(S): 1094

TITLEHOLDER: Sterling Lyons, LLC

DISTRICT: 17

PROPERTY LOCATION: On the north side of
 Columns Drive, east of Riverlook Parkway
 (4333 Columns Drive).

SIZE OF TRACT: 2.16 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 35 feet (previous variance case V-93 of 2016)
 to 25 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

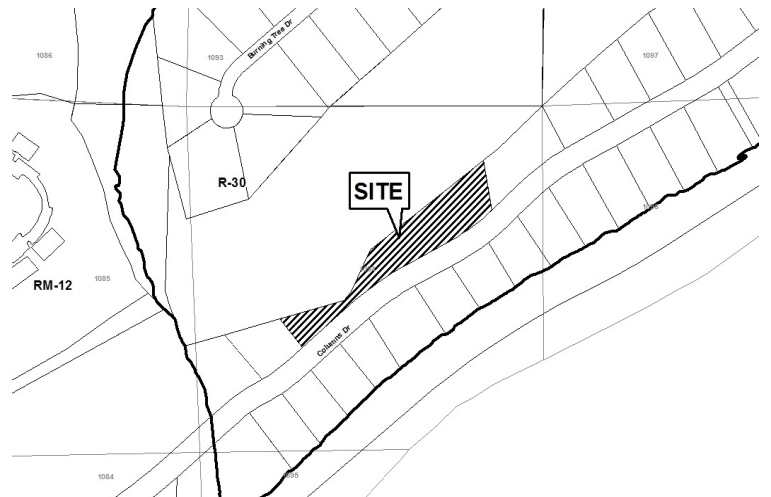
BOARD OF APPEALS DECISION

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 along with any approved setback reductions, 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: Subject to lot plan approval by Stormwater Management Division which must be consistent with previous ARC Metropolitan River Protection Act review (RC-98-05CC) and Cobb County Flood Damage Prevention Ordinance.

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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

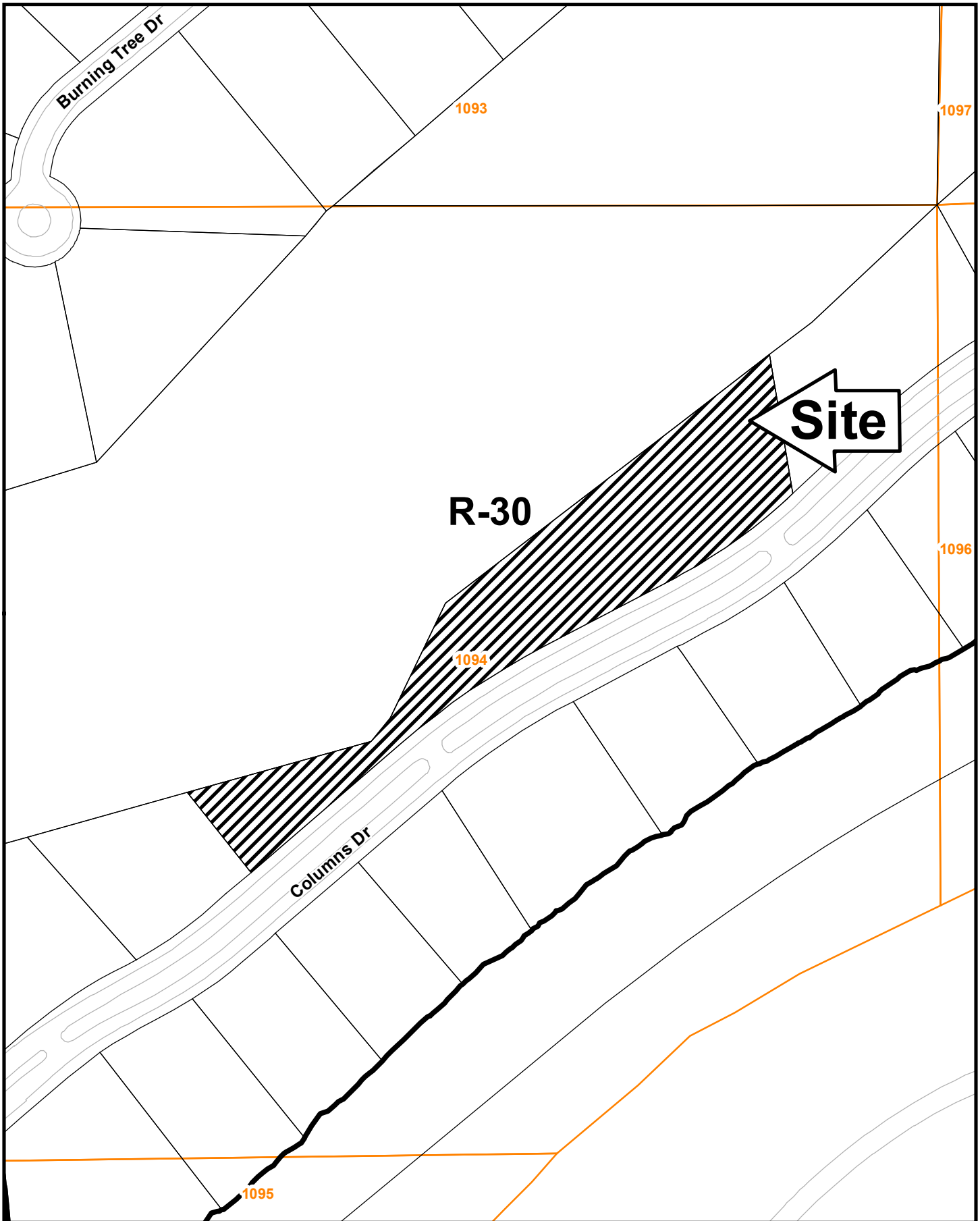
WATER: No conflict.

SEWER: No conflict.

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FIRE DEPARTMENT: NO COMMENTS: 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-19-2017 GIS



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-19 (2017)

Hearing Date: 02/08/2017

2-15-17

Applicant Sterling Lyons, LLC Phone # (404) 456-8669 E-mail stevedison@bellsouth.net
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2019

[Signature]
Notary Public

Titleholder Sterling Lyons, LLC Phone # (404) 456-8669 E-mail stevedison@bellsouth.net
Signature See Attached Exhibit "A" Address: 4131 Thunderbird Drive, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location Northwesterly side of Columns Drive; northeasterly of Riverview Drive and
(street address, if applicable; nearest intersection, etc.) southwesterly of Atlanta Country Club Drive

Land Lot(s) 1094 District 17th Size of Tract 2.2± 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 X

Does the property or this request need a second electrical meter? YES _____ NO 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:

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required front setback from the thirty-five (35) feet to twenty-five (25) feet. (See § 134-196(4)(d)).

V-19
(2017)
Exhibit



EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 19 (2017)
Hearing Date: ~~February 8, 2017~~
2-15-16

Applicant/Titleholder: Sterling Lyons, LLC

STERLING LYONS, LLC

BY: *Steven E. Edison*
Steven E. Edison
Member

Address: 4131 Thunderbird Drive
Marietta, Georgia 30067

Telephone No.: (404) 456-8669

Signed, sealed, and delivered
in the presence of:

Cynthia Edison
Notary Public
Commission Expires:

(Notary Seal)



V-19
(2017)
Exhibit



EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 19 (2017)
Hearing Date: ~~February 8, 2017~~
2-15-16

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Sterling Lyons, LLC

Please state what hardship would be created by following the normal terms of the ordinance:

Sterling Lyons, LLC, as the Applicant and Property Owner (hereinafter collectively "Applicant"), is the owner of a parcel located on the northwesterly side of Columns Drive, northeasterly of Riverview Drive and southwesterly of Atlanta Country Club Drive, in Land Lot 1094, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Subject Property is currently zoned to the R-30 zoning classification, and Applicant is proposing to construct one single-family residence upon the Property. Due to the size and shape of the Property; as well as the major portion of the Property being located within the 100 year flood plain area, the buildable area is very limited and irregular in shape. To allow for the construction of a residence which is comparable in quality and square footage of other single-family residences within the Columns Drive and surrounding areas, waiver of the required thirty-five (35) foot front setback variance is necessary. To grant the requested variance and allow the construction of the proposed residence would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.