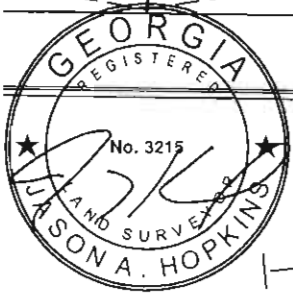
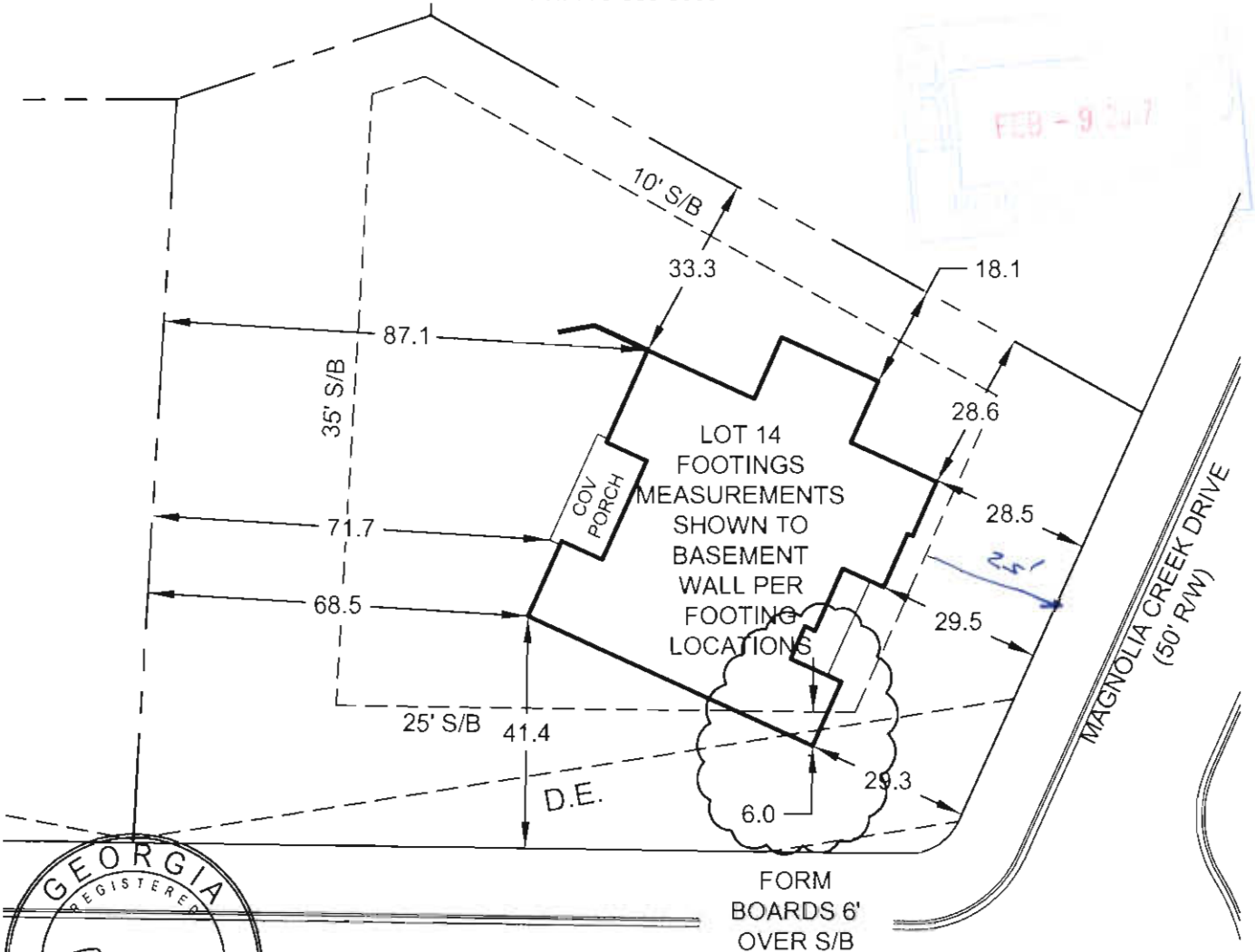


V-37  
(2017)

# Falcon Design Consultants

235 CORPORATE CENTER DRIVE, SUITE 200, STOCKBRIDGE, GA 30281  
PH. 770-389-8666



1-12-17

THIS DOCUMENT IS NOT A BOUNDARY SURVEY, FOR THE BUILDER OR THE COUNTY BUILDING DEPARTMENT USE ONLY.

THE BOX CHECK SHOWN ON THE DRAWING IS BASED ON FORM BOARD LOCATIONS AND DOES NOT INCLUDE OVERHANGS.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

REFERENCES: FINAL PLAT MOUNTAIN PARK; LAND LOT 143 & 144, 20TH DISTRICT

## MOUNTIN PARK

FORM BOARD ASBUILT

LOT 14

COBB COUNTY, GEORGIA

### SETBACKS:

- Front: 25 FOOT
- Rear: 35 FOOT
- Sides: 10 FOOT

SCALE OF DRAWING: 1" = 30'  
 DATE OF FIELD WORK: 1-12-17  
 DATE OF DRAWING: 1-12-17

Z:\BUILDER SERVICE PROJECT\MOUNTAIN PARK\D.R. HORTON\DWG\MOUNTAIN PARK (CROWN) - bs00.dwg, LOT 14, R.Bailey, Jan 12, 2017 - 9:58:26am

**APPLICANT:** D. R. Horton, Inc.

**PETITION No.:** V-37

**PHONE:** 678-634-1682

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Rob Hosack, BH3, LLC

**PRESENT ZONING:** R-20

**PHONE:** 770-235-5662

**LAND LOT(S):** 143,144

**TITLEHOLDER:** D. R. Horton, Inc.

**DISTRICT:** 20

**PROPERTY LOCATION:** On the northwest side of Magnolia Creek Drive, south of Allyn Drive (2780 Magnolia Creek Drive).

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; and 2) waive the major side setback from the required 25 feet to 19 feet.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

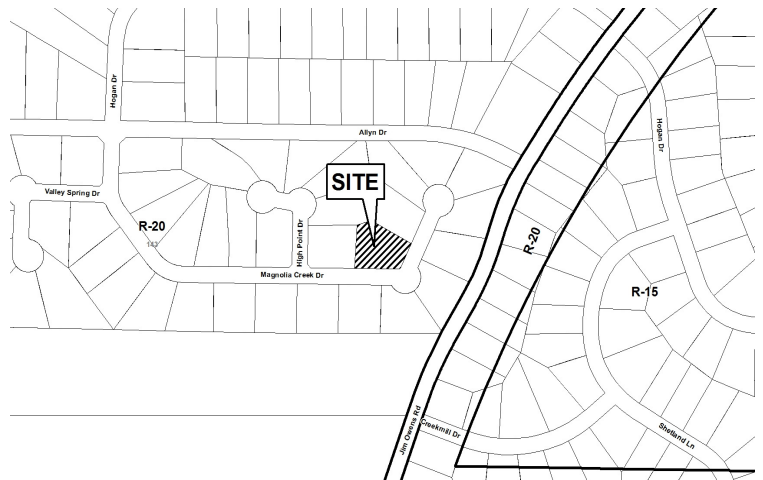
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** D.R. Horton, Inc.

**PETITION No.:** V-37

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend driveway on Magnolia Creek Drive be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** The house basement foundation extends well into the existing recorded 20-foot drainage easement. This severely impairs the County's ability to properly maintain the dedicated stormwater infrastructure. The builder has two options. 1) Relocate the storm line such that the drainage easement is outside the building footprint. 2) Enlist a structural/foundation engineer to design an extended footing for the portion of the building located within the drainage easement such that future excavation within the easement to maintain/repair/replace the storm pipe can be accomplished with no damage to the structure. A hold harmless agreement must also be provided.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

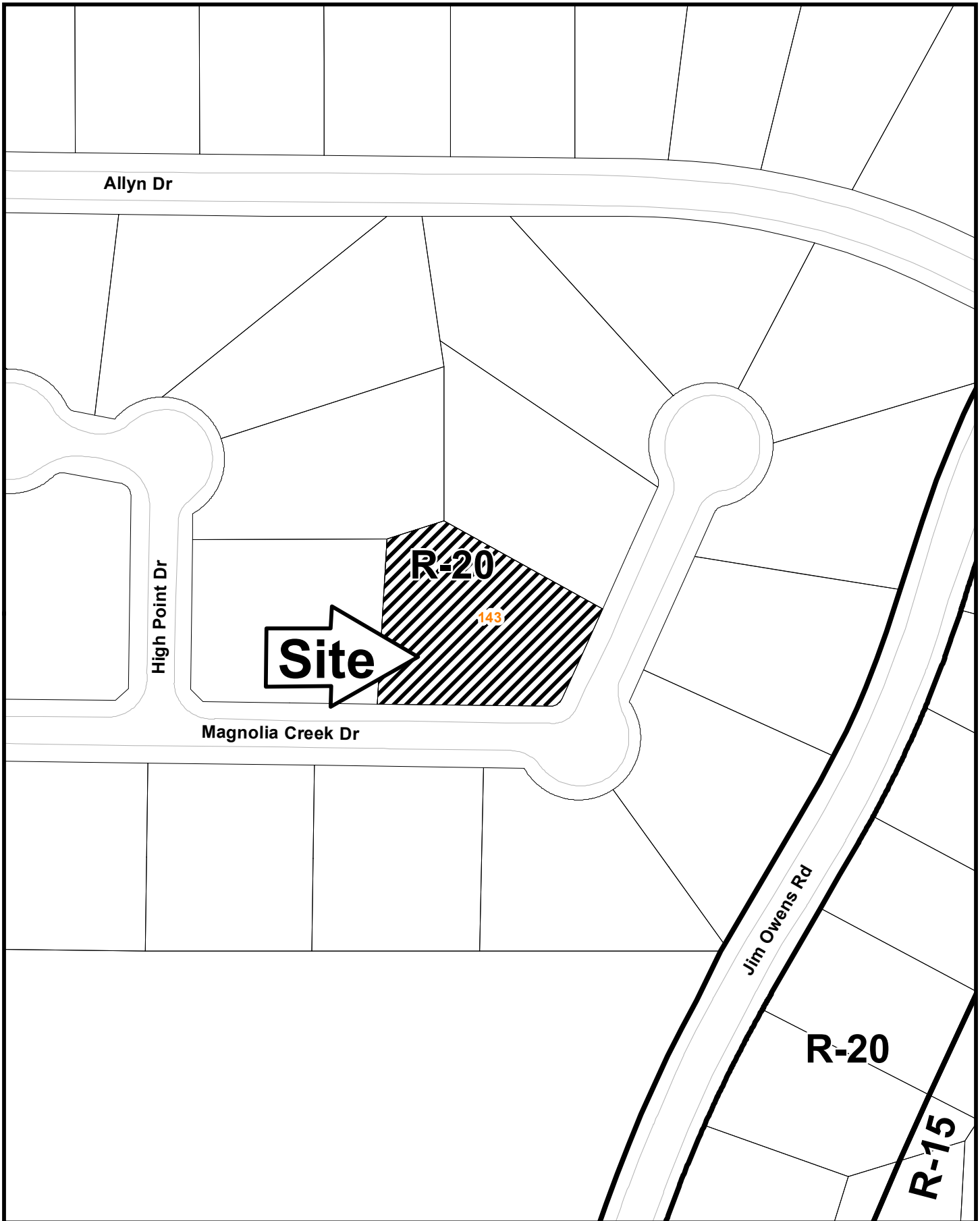
**SEWER:** No conflict.

**APPLICANT:** D.R. Horton, Inc.                      **PETITION No.:** V-37

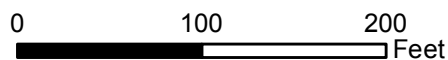
\*\*\*\*\*



**FIRE DEPARTMENT:** No comments.

# V-37-2017-GIS



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-37  
Hearing Date: 4-12-17

Applicant D.R. Horton, Inc. Phone # 678-634-1682 E-mail CCole@drhorton.com

Rob Hosack, BH3, LLC Address 2875 Colony Point Marietta, Georgia 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-235-5662 E-mail rhosack@outlook.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires May 15, 2017

Titleholder D.R. Horton, Inc. Phone # 678-634-1682 E-mail CCole@drhorton.com

Signature By [Signature] Address: 8800 Roswell Road, Bldg B, Suite 100 Sandy Springs, GA 30350  
(attach additional signatures, if needed) (street, city, state and zip code)  
Bruce A Rippen, VP Land Acquisition

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: 8/17/19

Present Zoning of Property R-20

Location Mountain Park Subdivision-Jim Owens Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 143 and 144 District 20th Size of Tract .45 acres 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

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

Property is uniquely situated on a corner lot with 2 setbacks. Property is also encumbered with a drainage easement, as well as adjacent lot with topographic difference. Proposed residence would appear out of character with the rest of the homes in the neighborhood and potentially impact adjacent homes if located further west within existing setbacks.

List type of variance requested: Waive the setback adjacent to Magnolia Creek Drive (easterly) from the required 35 feet to 28.5 feet and waive the setback adjacent to Magnolia Creek Drive (southerly) from the required 25 feet to 19 feet.