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Carrera Homes

609 Coolidge Avenue, NE
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TEL: (404) 277-6418

Allanla, Ga. 30306

TEL: (404) 277-6418

V-39
(2017)

(2017)

Birch Grove
LOT 2

21

2187 BLISS LANE
PROJECT ADDRESS

PROJECT ADDRESS

239, 1615

LANDLOT DIST

COBB COUNTY, GEORGIA

COUNTY STATE

HOUSE LOCATION P1

RCS

3.

070

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1 of 1

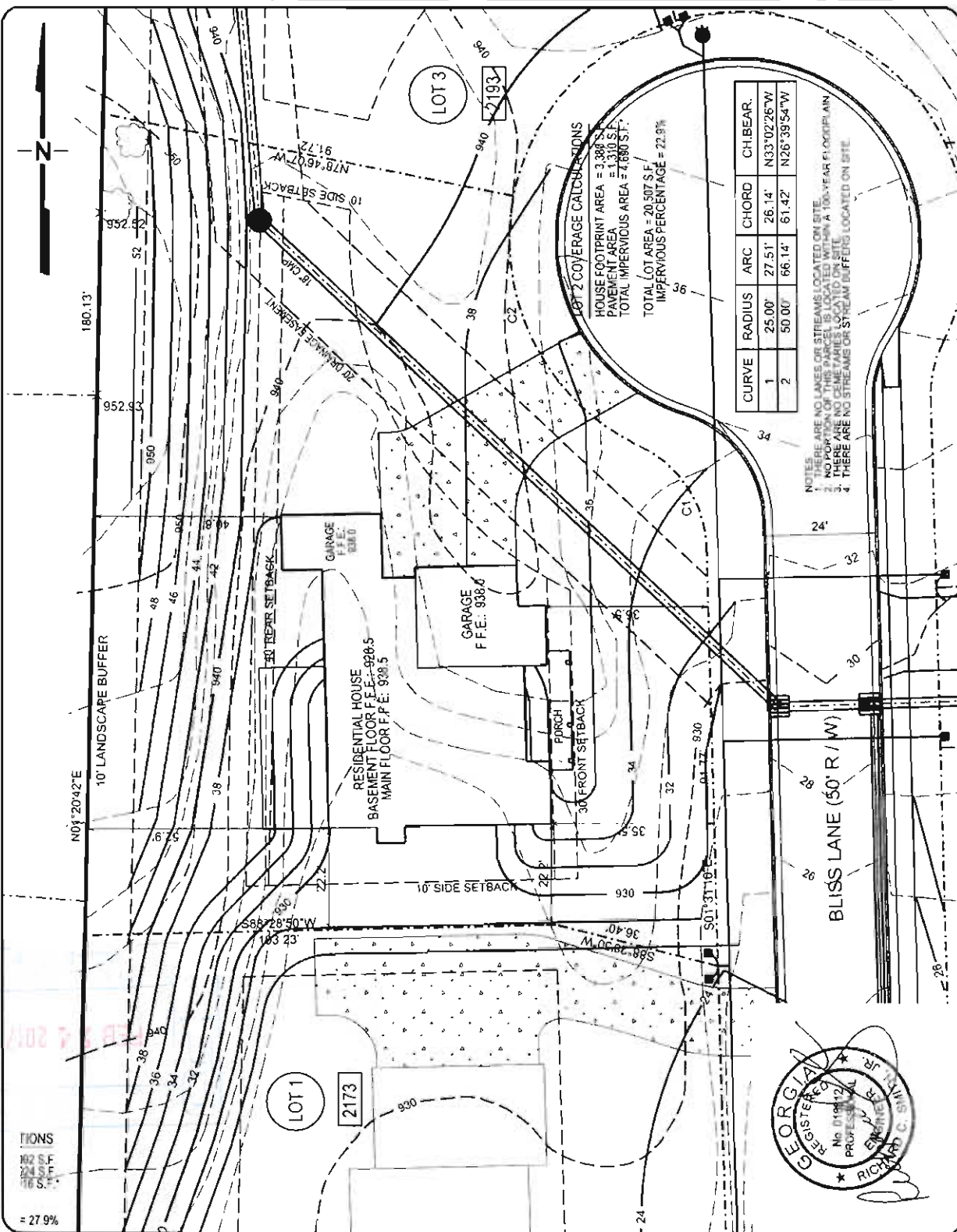
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INDEX

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100



APPLICANT: Birch Grove Properties, LLC

PHONE: 404-277-6418

REPRESENTATIVE: Andrew Kain

PHONE: 404-277-6418

TITLEHOLDER: Birch Grove Properties, LLC

PROPERTY LOCATION: On the northwest corner of
Roswell Road and Bliss Lane
(2173, 2187 Bliss Lane).

PETITION No.: V-39

DATE OF HEARING: 4-12-2017

PRESENT ZONING: R-20

LAND LOT(S): 166

DISTRICT: 1

SIZE OF TRACT: 0.958 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback for Lot 1 from the required 35 feet to 28 feet and for Lot 2 from
the required 35 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

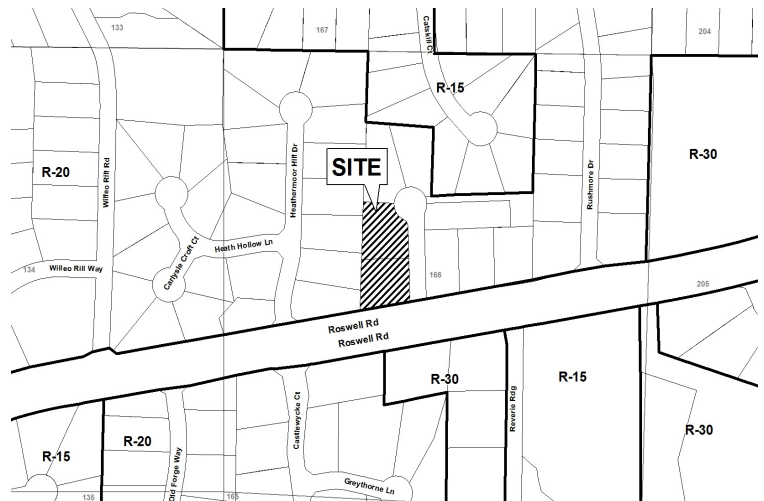
BOARD OF APPEALS DECISION

APPROVED MOTION BY

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APPLICANT: Birch Grove Properties,
LLC

PETITION No.: V-39

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: No adverse stormwater impacts anticipated. Stormwater Management supports the front setback reduction with an offsetting increase in the rear setback.

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 comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

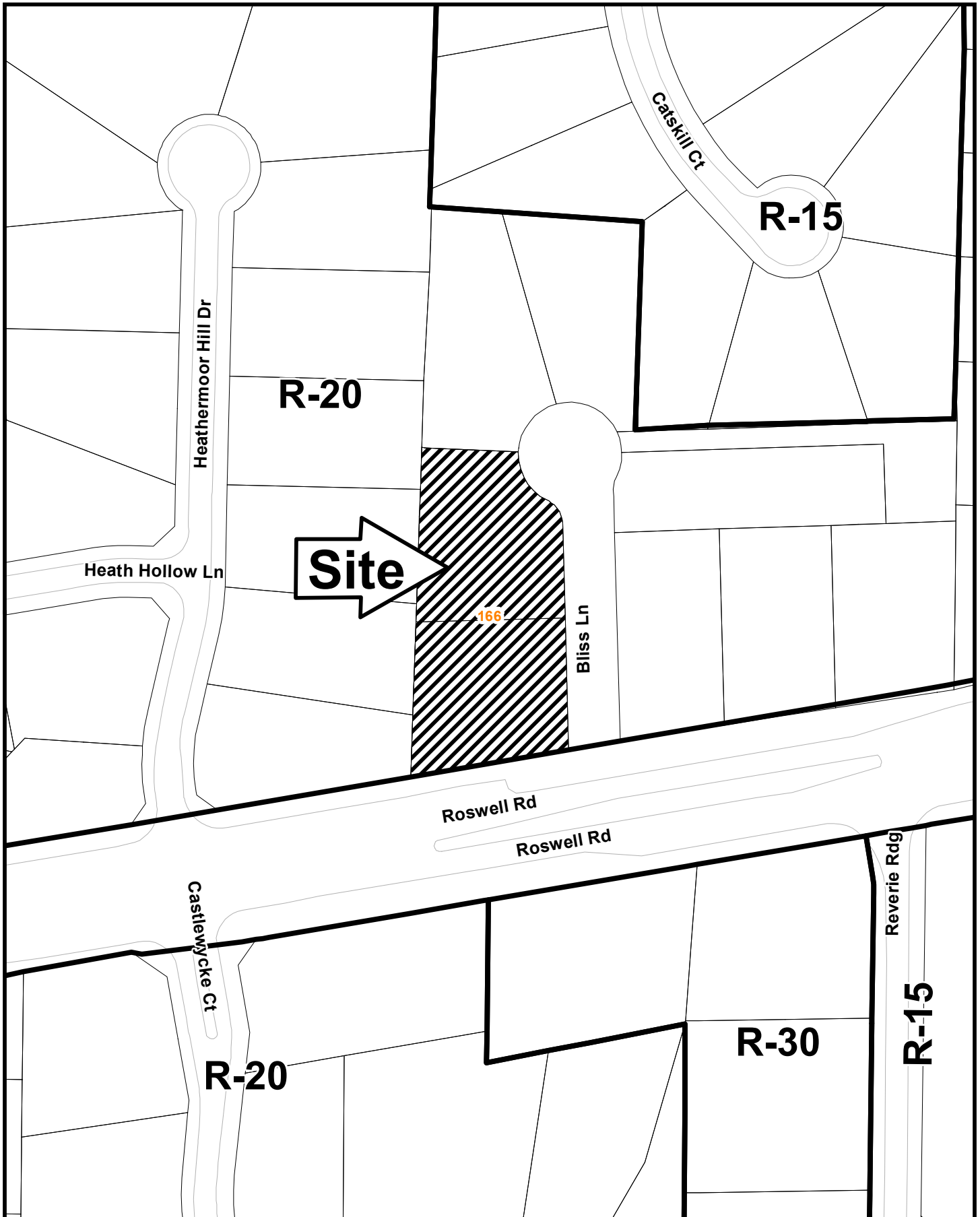
SEWER: No conflict.

APPLICANT: Birch Grove Properties,
LLC

PETITION No.: V-39

FIRE DEPARTMENT: No comments.

V-39-2017-GIS



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

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City Boundary
Zoning Boundary

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Application for Variance Cobb County

(type or print clearly)

Application No. V-39
Hearing Date: 4-12-17

Applicant BIRCH GROVE PROPERTIES LLC Phone # 404 277 6418 E-mail jriggetti@oxfordbowen.com

ANDREW KAIN

(representative's name, printed)

Address 609 COOLEGE AVENUE NE, ATLANTA, GA, 30306

(street, city, state and zip code)

Phone # 404 277 6418

E-mail jriggetti@oxfordbowen.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: July 26, 2020

Notary Public

Titleholder BIRCH GROVE PROPERTIES LLC Phone # 404 277 6418 E-mail jriggetti@oxfordbowen.com

Signature

(attach additional signatures, if needed)

Address: 609 COOLEGE AVENUE NE, ATLANTA, GA, 30306

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July 26, 2020

Notary Public

Present Zoning of Property R 20

Location 2173 BLISS LANE, MARIETTA, GA, 30062 (FORMERLY 5157 ROSWELL ROAD)

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) LOT 1 District 1ST Size of Tract 0.487 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 X Other _____

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:

Lot 1 has a steep slope to their rear boundary which occupies all of the rear setback. The slope varies from 10 to 14 feet from the top of the slope down to the main floor FFL. If the zoning ordinances are applied, the home will have a restricted rear yard creating a restriction on the living conditions of the occupants of the house. The home designs are conventional in nature and are NOT excessively deep so alternative designs will create an unsuitable floor plan and limit viability. Please refer to the attached Lot 1 House Location Plan

List type of variance requested: Birch Grove Properties LLC is requesting a relaxation of the Front setback for the property from 35 feet to 28 feet. Please note:

A) in addition to reducing the front setback we would also increase the rear setback proportionately by 7 feet to 42 feet,

B) Lot 8 immediately opposite the subject lot already has a 25 foot front yard setback,

C) the only portion of the building being proposed to encroach in the original 35' setback is the covered patio

Revised: 03-23-2016

Application for Variance Cobb County

(type or print clearly)

Application No. V-39
Hearing Date: 4-12-17

Applicant BIRCH GROVE PROPERTIES LLC Phone # 404 277 6418 E-mail jriggetti@oxfordbowen.com

ANDREW KAIN
(representative's name, printed)

Address 609 COOLEDGE AVENUE NE, GA, ATLANTA, 30306
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 404 277 6418

E-mail jriggetti@oxfordbowen.com

Signed, sealed and delivered in presence of:

My commission expires: July 26, 2020

[Signature]
Notary Public

Titleholder BIRCH GROVE PROPERTIES LLC Phone # 404 277 6418 E-mail jriggetti@oxfordbowen.com

Signature [Signature] Address 609 COOLEDGE AVENUE NE, GA, ATLANTA, 30306
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July 26, 2020

[Signature]
Notary Public

Present Zoning of Property R 20

Location 2187 BLISS LANE, MARIETTA, GA, 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) LOT 2 District 1ST Size of Tract 0.471 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 X Other _____

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:

Lot 2 has a steep slope to the rear boundary which occupies all of the rear setback. The slope varies from 10 - 14 feet from the top of the slope down to the main floor FFL. If the zoning ordinances are applied, the home will have a restricted rear yard creating a restriction on the living conditions of the occupants of the house. The home designs are conventional in nature and are NOT excessively deep so alternative designs will create an unsuitable floor plan and limit viability. Please refer to the attached Lot 2 House Location Plan.

List type of variance requested: Birch Grove Properties LLC is requesting a relaxation of the Front Setback for the property from 35 feet to 30 feet. Please note:

A) in addition to reducing the front setback we would also increase the rear setback proportionately by 5 feet to 40 feet;

B) Lot 8 immediately opposite the subject lot already has a 25 foot front yard setback;

C) the only portion of the building being proposed to encroach in the original 35' setback is the front covered patio.

Revised: 03-23-2016