

LEGAL DESCRIPTION

LOTS 16 THROUGH 23, SOMERSET OAKS AT LOST MOUNTAIN AS SHOWN IN PLAT BOOK 275, PAGE 473, PUBLIC RECORDS OF COBB COUNTY, GEORGIA.

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE FRONT SETBACKS FOR LOTS 16 THROUGH 23 FROM 45 FEET TO 25 FEET.

V-85
(2018)



VARIANCE EXHIBIT FOR:
SOMERSET OAKS AT LOST MOUNTAIN (FKA SOMERSET OAKS)

LOTS 18-23

LOCATED IN L.L. 340
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

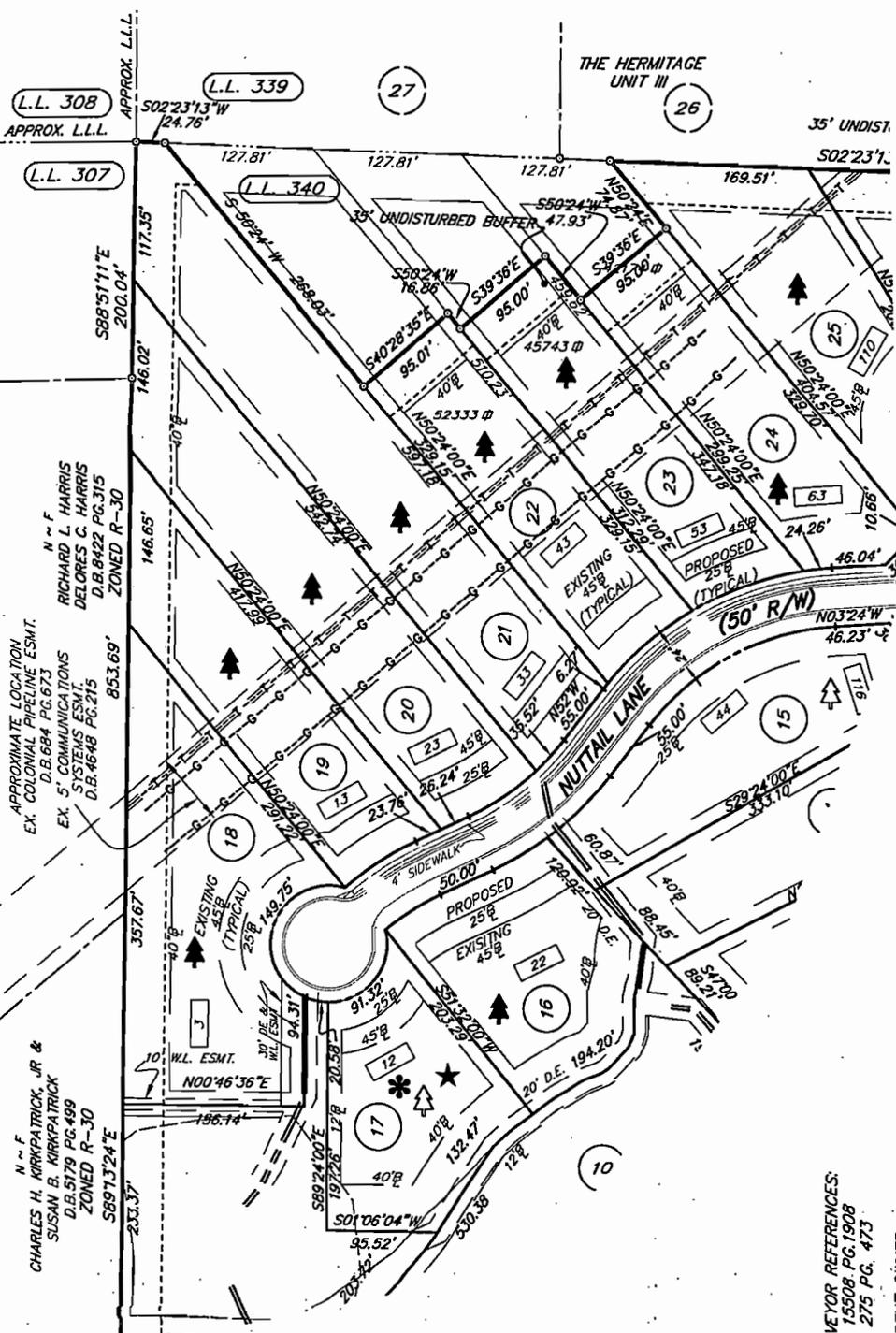


ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION NIGHT

Merietta Office
1266 Powder Springs Rd
Merietta, GA 30064
Phone: (770) 424-7168
www.gskinsurvey.com

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

LSFH 789
FIELD DATE: N/A
DRAWN BY: JDW
OFFICE DATE: 7/10/18
CHECKED BY: CAE
FILE: J-P102/HOLLAND ROAD
SCALE: 1"=100'



SURVEYOR REFERENCES:
D.B. 15508, PG. 1908
P.B. 275 PG. 473

CURRENT OWNER:
NAME: BLOMQUIST BUILDERS GROUP, INC.
D.B. 15508 PG. 1908

THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE BUILDING PERMIT PROCESS AND THAT THIS VARIANCE EXHIBIT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND THIS PLAT IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

BOUNDARY INFORMATION USED ON THIS VARIANCE EXHIBIT PLAN IS FROM FINAL PLAT FOR SOMERSET OAKS AT LOST MOUNTAIN RECORDED IN PLAT BOOK 275 PAGE 473, PUBLIC RECORDS OF COBB COUNTY.

APPLICANT: Blomquist Builders Group

PETITION No.: V-85

PHONE: 770-851-9275

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Jennifer Blomquist

PRESENT ZONING: R-30

PHONE: 770-851-9275

LAND LOT(S): 340

TITLEHOLDER: Blomquist Builders Group, Inc.

DISTRICT: 20

PROPERTY LOCATION: On the east and west sides of Nuttail Lane, north of Catesby Road (22, 12, 3, 13, 23, 33, 43, 53, 63 Nuttail Lane).

SIZE OF TRACT: Varies

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from 45 feet to 25 feet for lots 16-23.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Blomquist Builders Group **PETITION No.:** V-85

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance is approved, a subdivision plat revision must be recorded prior to the issuance of any building permits for the affected lots. Show any approved setback reductions, and reference 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: Approval should be subject to equal increase (20 foot) in rear setback.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

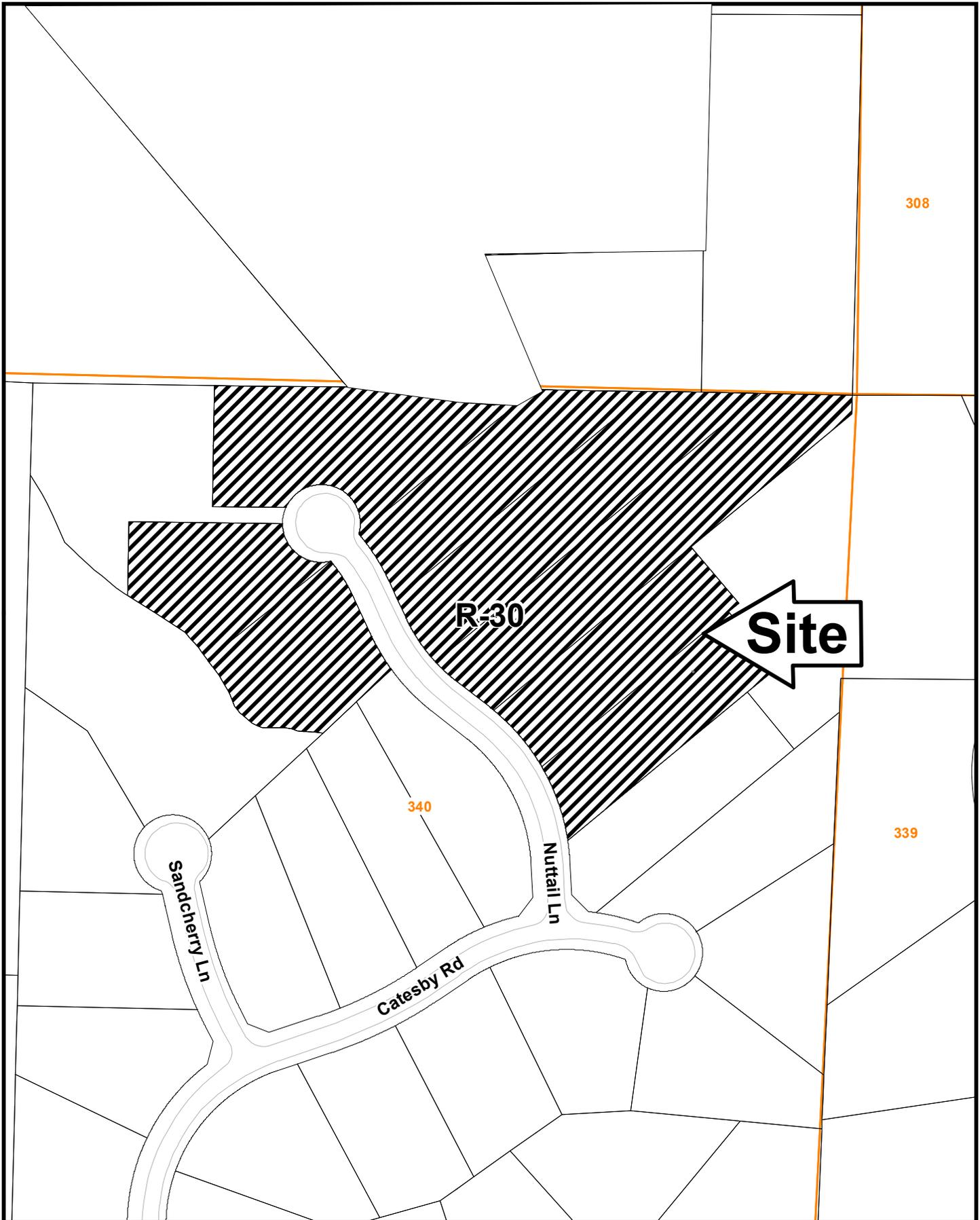
WATER: No comments.

SEWER: No comments.

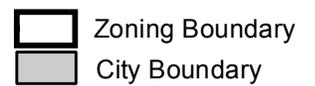
APPLICANT: Blomquist Builders Group **PETITION No.:** V-85

FIRE DEPARTMENT: No comments.

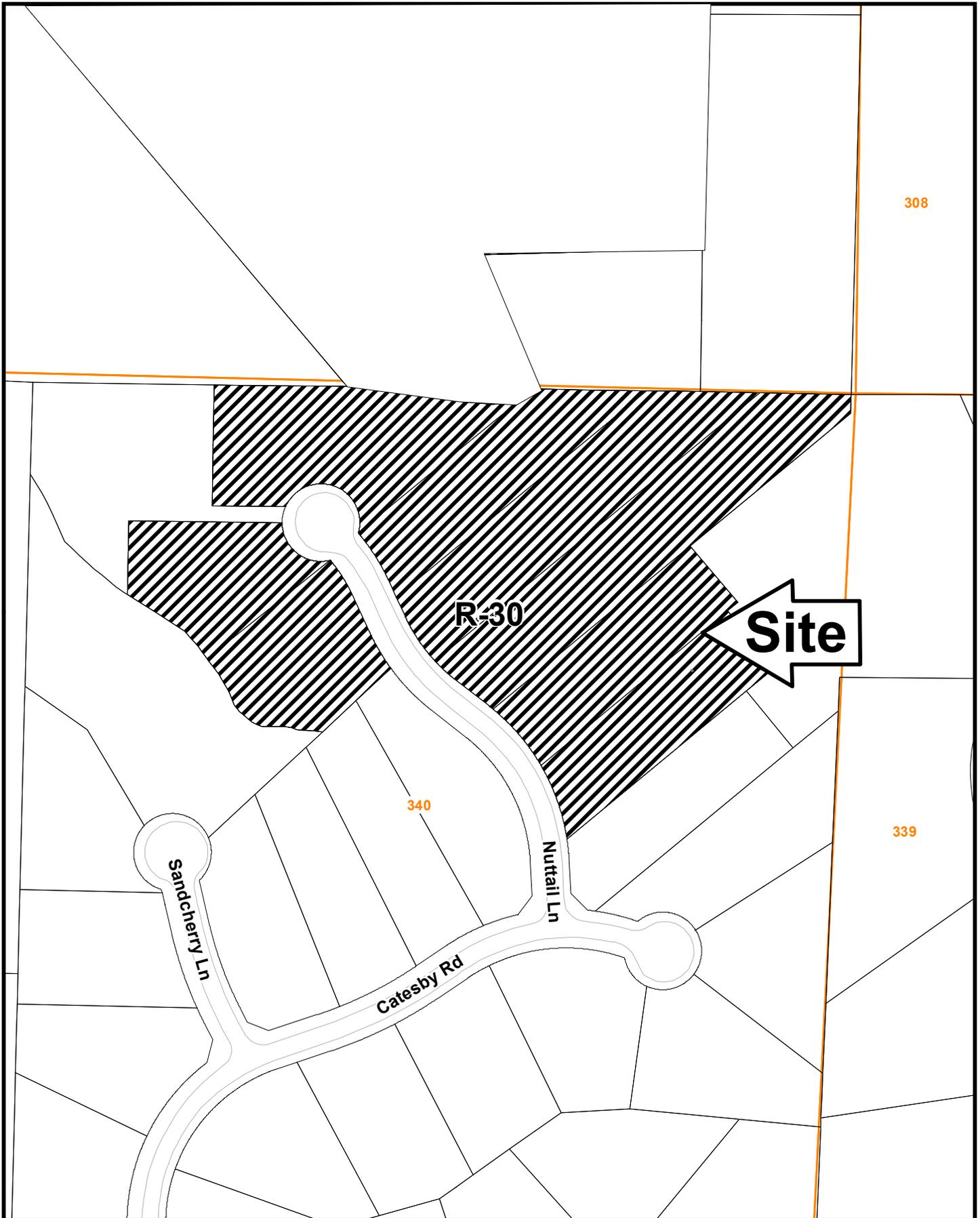
V-85 2018-GIS



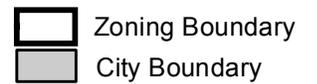
This map is provided for display and planning purposes only. It is not meant to be a legal description.



V-85 2018-GIS



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



Application for Variance Cobb County

(type or print clearly)

Application No. V-85
Hearing Date: 9-12-18

Applicant Blomquist Builders Group Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

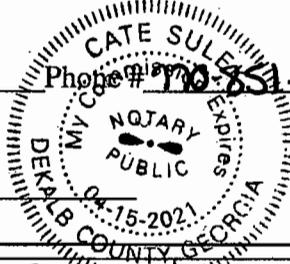
Jennifer Blomquist Address 3478 Rabbit Run Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

Jennifer Blomquist
(representative's signature)

Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires: 4-15-21

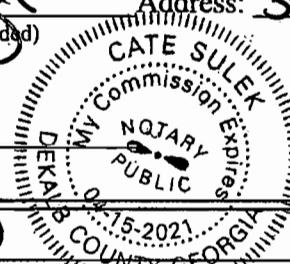


Cate Sulek
Notary Public

Titleholder Blomquist Builders Group Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

Signature Jennifer Blomquist Address: 3478 Rabbit Run Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-15-21



Signed, sealed and delivered in presence of:

Cate Sulek
Notary Public

Present Zoning of Property R-30

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

Land Lot(s) 340 District 20th Size of Tract 8 Lots 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 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).

See attached for explanation

List type of variance requested: Reduction of front setbacks

V-85
(2018)
Exhibit

To Whom It May Concern,

7/12/18

Applicant is applying for a variance request to reduce the front setbacks on Lots 16 through 23 in Somerset Oaks subdivision. They request that a variance be granted to reduce the front setbacks from 45 feet to 25 feet.

There is Colonial Pipeline Easement that crosses through the rear of Lots 18 through 23 that is making it difficult to get the same type product on the lots that are currently being built in this development. Lot 18 is also stilled due to the odd shape of the lot.

Lot 15 currently has a 25' setback along Nuttail Lane and the applicant is requesting a variance on lots 16 and 17 so that the street view and streetscape would be the same for all 3 lots.