

OWNER: MILLER HOME BUILDERS
 770 BRILLIANT
 3023 TORNE MILL AVENUE
 CANTON, GA 30114

RECEIVED
 OCT 11 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APPROVED REVISIONS TO
 FRONT SETBACK FROM 15' TO
 25' AND REDACTION IN SIZE
 SETBACK FROM 30' TO 10'

THE ENGINEER'S CERTIFICATION EXTENDS ONLY TO THE BUILDING
 PERMIT PROCESS AND THAT THE HOUSE LOCATION PLAN DOES
 NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE
 RECORDED OR USED TO CONVEY PROPERTY.

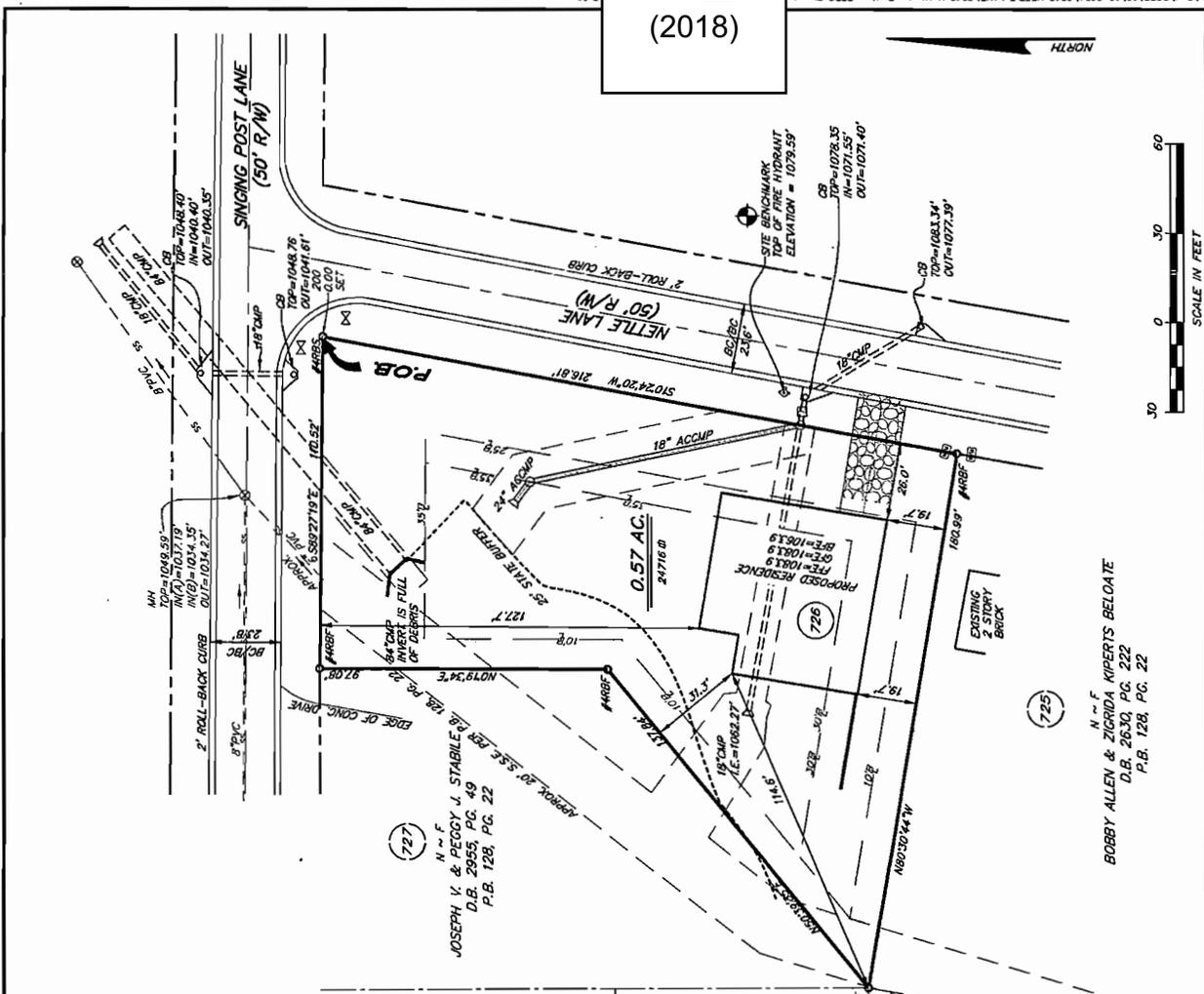
NOTES:
 1. ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZE
 AND MATERIAL, ETC. PER RECORDED FINAL PLAT FOR ... PG. 140.
 2. EXISTING PROPOSAL SURVEY IS FIELD FROM TOPS PERFORMED BY
 GASKINS SURVEYING.

729
 N ~ F
 ROSANGELA SILVA
 D.B. 14877, PG. 22
 P.B. 128, PG. 22

730
 N ~ F
 JEFFREY SCOTT & DAINA RECTOR SHAW
 D.B. 13028, PG. 191
 P.B. 128, PG. 22

725
 N ~ F
 BOBBY ALLEN & ZICRIDA KIPERTS BELGATE
 D.B. 2630, PG. 222
 P.B. 128, PG. 22

727
 N ~ F
 JOSEPH V. & BECCY J. STABILE
 D.B. 2955, PG. 49
 P.B. 128, PG. 22



V-122
 (2018)



HOUSE LOCATION PLAN & EROSION CONTROL FOR:
MILLENNIAL HOME BUILDERS
 HEDGEROW SUBDIVISION, UNIT 1
 LOT 726 - 3545 NETTLE LANE
 ZONING: R-15
 LOCATED IN L.L. 394
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA

Gaskins
 ENGINEERING SURVEYING PLANNING CONSULTING-CONSTRUCTION AGENT

Marietta Office: 1266 Powder Springs Rd, Marietta, Georgia 30064, Phone: (770) 424-7188
 Canton Office: 2288 Marietta Highway, Marietta, Georgia 30114, Phone: (770) 475-9888
 Website: www.gaskins-va.com

DRAWN BY: AEA
 CHECKED BY: DFM
 FIELD DATE: 06.08.2018
 SCALE: 1"=30'
 FILES: [BND] COBB\16.0394



24 HR. PHONE & EMERGENCY CONTACT:
 AARON DRISCOLL
 770.880.1268

GASWCC #4480

APPLICANT: Richard Haymore

PETITION No.: V-122

PHONE: 404-456-0889

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Aaron Driscoll

PRESENT ZONING: R-15

PHONE: 770-880-1268

LAND LOT(S): 394

TITLEHOLDER: Richard Haymore

DISTRICT: 16

PROPERTY LOCATION: On the southwest corner of Singing Post Lane and Nettle Lane (3545 Nettle Lane).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Reduce the rear setback from the required 30 feet to ten feet.

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

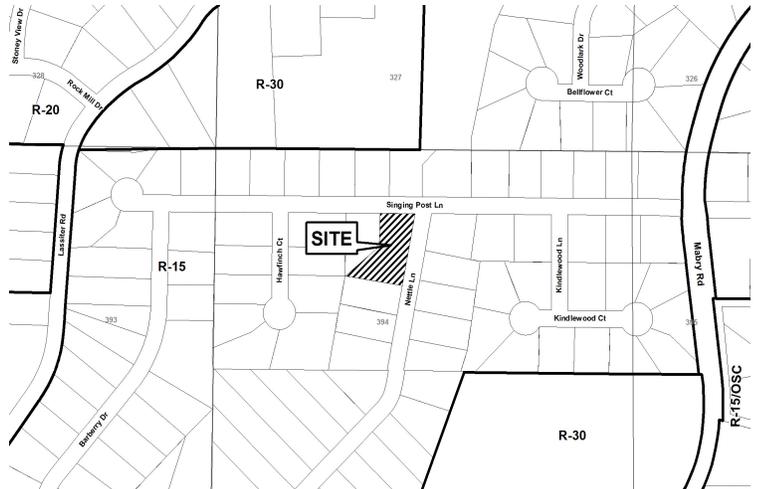
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Richard Haymore **PETITION No.:** V-122

COMMENTS

TRAFFIC: Recommend driveway on Nettle Lane 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 comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permit 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 Stormwater Management Division approval of site grading plan that provides for relocation of existing storm line and associated drainage easement.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

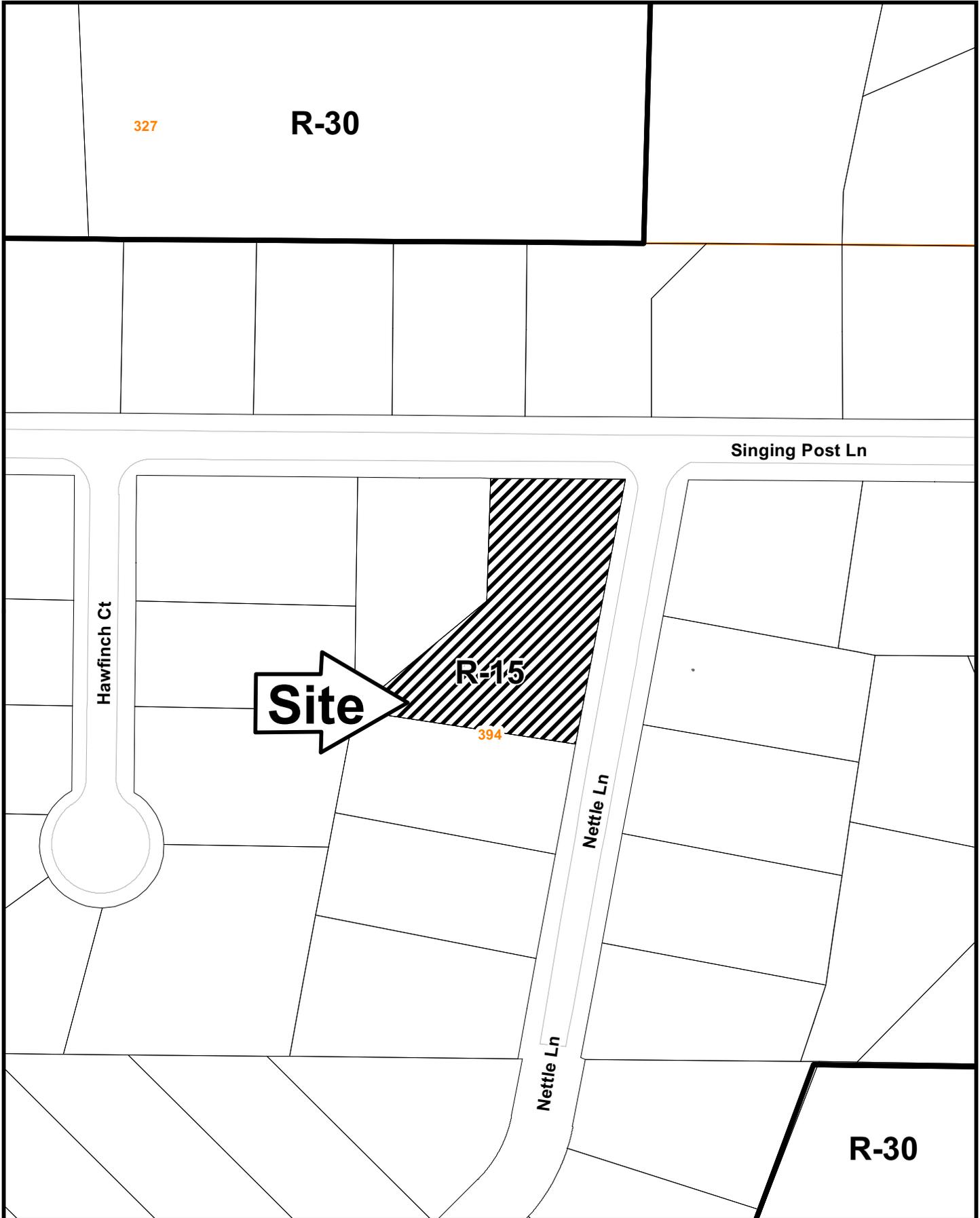
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Richard Haymore **PETITION No.:** V-122

FIRE DEPARTMENT: No comment.

V-122 2018-GIS



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



-  Zoning Boundary
-  City Boundary

RECEIVED
OCT 11 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-122
Hearing Date: 12-12-18

Applicant Richard Haymore Phone # 404-456-0889 E-mail richardhaymore@hotmail.com

Aaron Driscoll Address 3023 Towne Mill Ave Canton GA 3014
(representative's name, printed) (street, city, state and zip code)

Aaron Driscoll E-mail aairun15@gmail.com
(representative's signature) (770-880-1268)

My commission expires: Aug 3, 2021



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

Titleholder Richard Haymore Phone # 404-456-0889 E-mail richardhaymore@hotmail.com

Signature [Signature] Address 605 Blackwater Ridge, Canton, GA 30114
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 3, 2021



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

Present Zoning of Property R-15

Location 3545 Nettle Ln., Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0394 District 16th Size of Tract .57 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 X Other creek

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).

An approximately 40' cliff runs from the southwest corner of the lot to the Northeast corner. If the variance is not approved, the proposed home will need to sit to a large degree on that cliff. Additionally, a creek also runs along the west side of the property. Not allowing the variance will force the owners to build closer to the creek than necessary. Neighbors currently have great concern for the creek. The variance should alleviate some of those concerns.

List type of variance requested: 1) Change the building line on the South side of the lot to 10'. 2) Change the front building line to 25'.