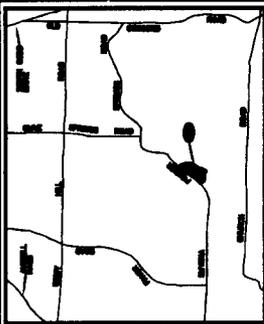


TOWNHOMES
OF THE 17th DISTRICT

REVISIONS
DATE
BY
DESCRIPTION



SITE DATA:
PROJECT NO. 17-11-1-0005
TOTAL SITE AREA: 240 AC
TOTAL RIGHT OF WAY DESIGNATED: 0.44 AC
OVERALL DENSITY: 8.50 UNITS/AC
MIN. UNIT SIZE: 1300 SF

LOCATION SKETCH

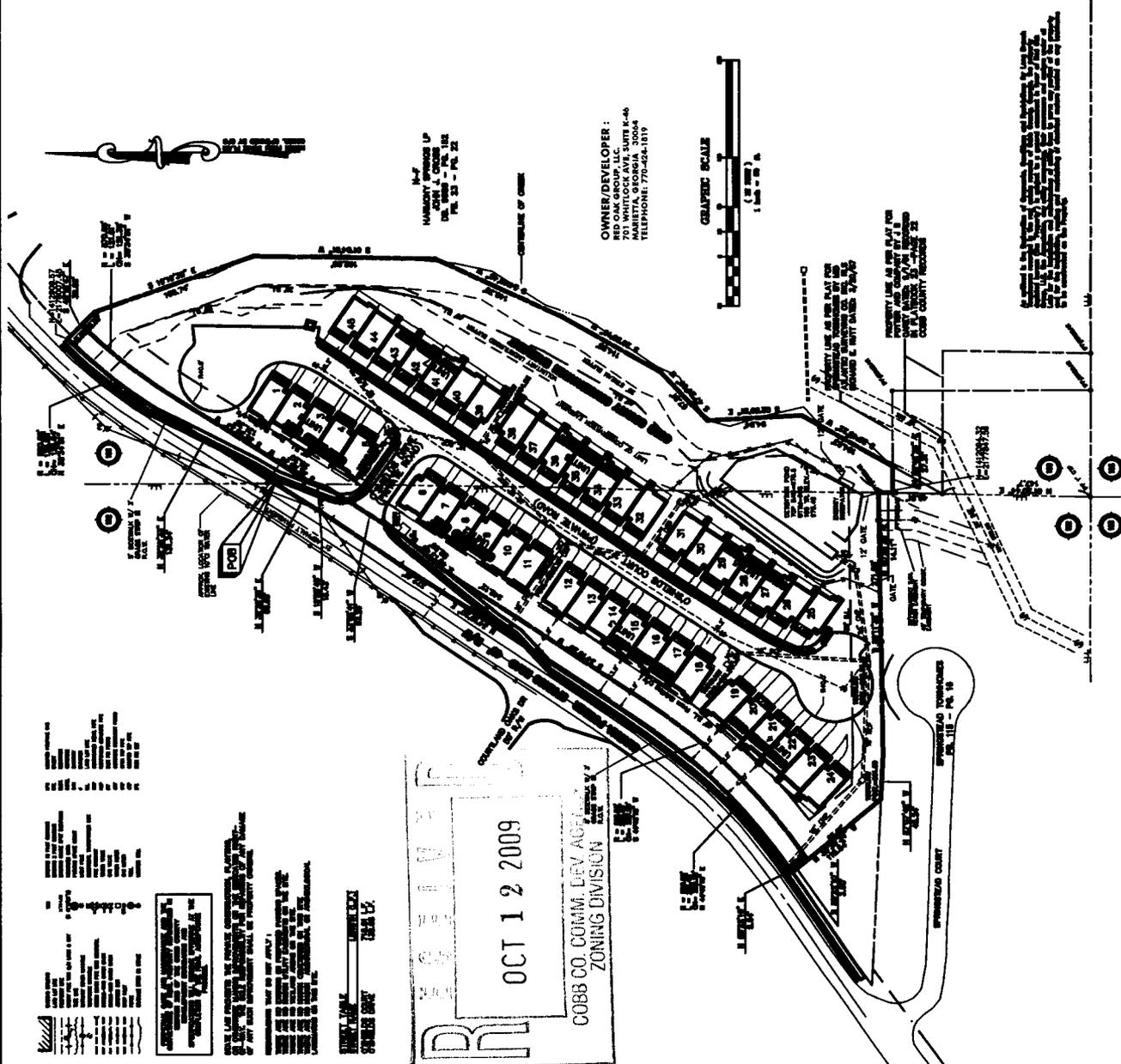
OWNER/DEVELOPER:
RED OAK GROUP, LLC
701 WHITLOCK AVE, SUITE 4-46
ALPHARETTA, GA 30201
TELEPHONE: 770-424-1019

APPLICANT:
RED OAK GROUP, LLC
701 WHITLOCK AVE, SUITE 4-46
ALPHARETTA, GA 30201
TELEPHONE: 770-424-1019

PREPARED BY:
[Name]
[Firm]
[Address]
[City, State, Zip]
[Phone]

DATE: [Date]
SCALE: [Scale]

APPROVED:
[Signature]
[Title]



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GRADE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FINISH GRADE UNLESS OTHERWISE NOTED.

RECEIVED
OCT 12 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OWNER/DEVELOPER:
RED OAK GROUP, LLC
701 WHITLOCK AVE, SUITE 4-46
ALPHARETTA, GA 30201
TELEPHONE: 770-424-1019



PROPERTY LINE AS SHOWN BY THE SURVEY:
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10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FINISH GRADE UNLESS OTHERWISE NOTED.

APPLICANT: Red Oak Group, LLC **PETITION NO.:** V-94
PHONE: 770-424-1819 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: William H. Harper, Jr. **PRESENT ZONING:** RM-8
PHONE: 770-424-1819 **LAND LOT(S):** 162, 199
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 17
Smyrna Powder Springs Road, south of Trellis Oaks **SIZE OF TRACT:** 5.6 acres
Drive. **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the front setback (rear of houses) on lots 12, 15, 16, 20, 21 and 22 from the
required 45 feet to 42 feet .

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded showing all new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts.

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.

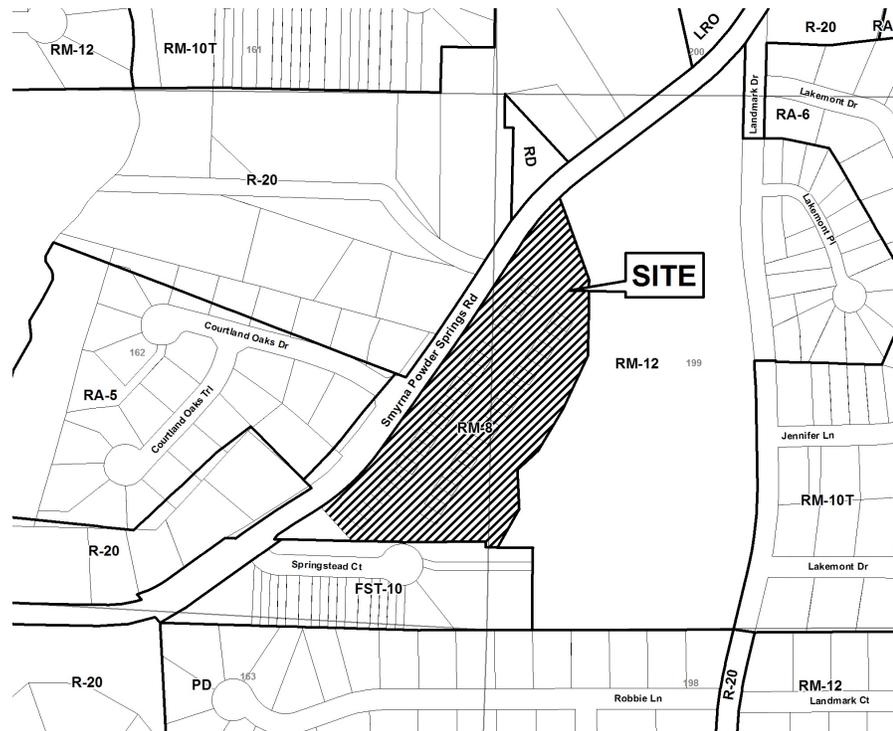
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

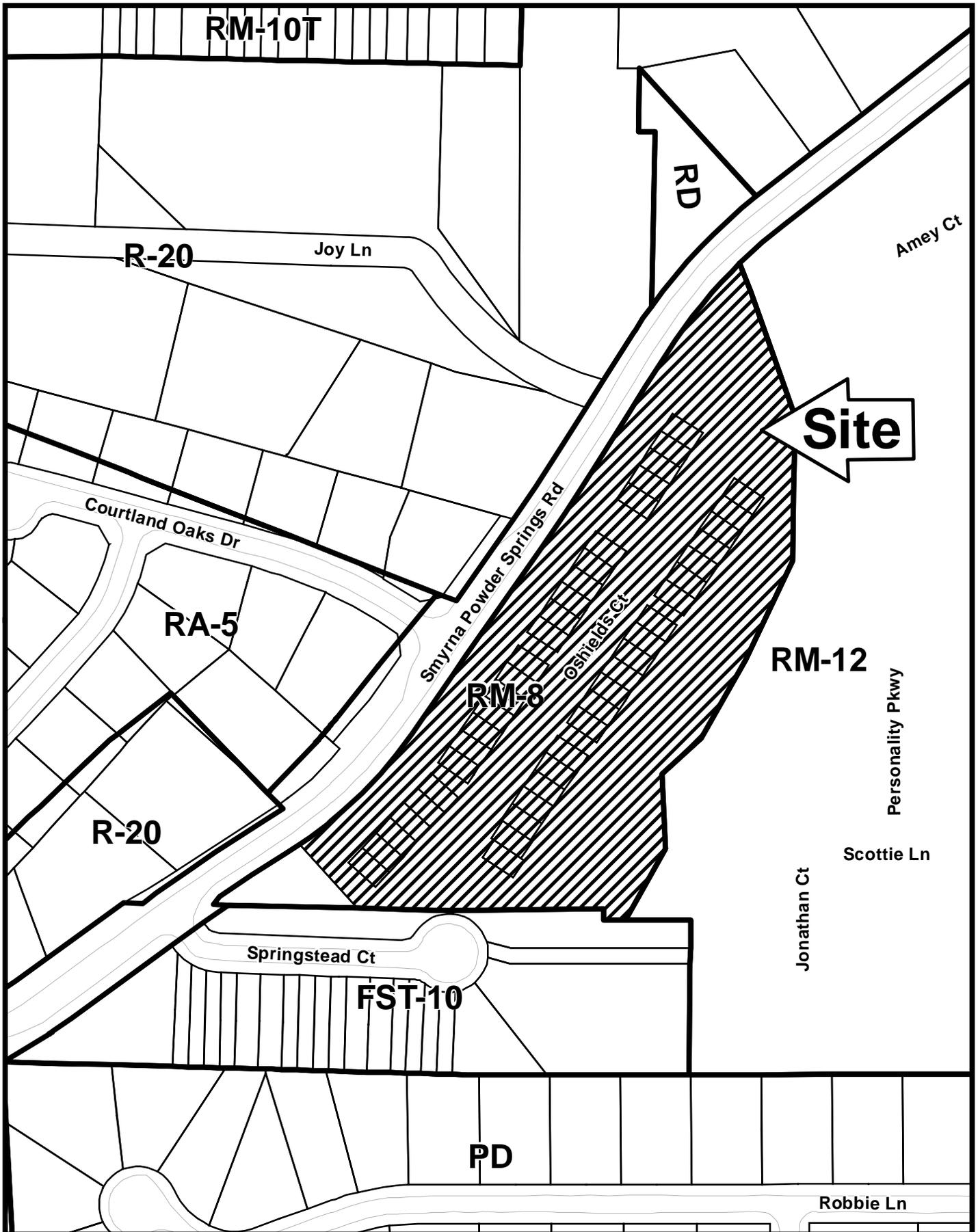
SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

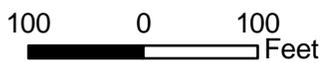
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-94



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-94

Hearing Date: 12-9-09

Applicant RED OAK GROUP, LLC Business Phone 770-424-1819 Home Phone 770-427-4222

William H. Harper, Jr. Address 701 Whitlock Ave, STE K-46 Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

W.H. Business Phone 770-424-1819 Cell Phone 770-425-6776
(representative's signature)

Signed, sealed and delivered in presence of:

Rebekah E. Sobel
Notary Public

My commission expires: _____

Titleholder SAME AS APPLICANT Business Phone same Home Phone same

Signature W.H. Address: same
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Rebekah E. Sobel
Notary Public

My commission expires: _____

Present Zoning of Property RM-8

Location EAST SIDE OF Smyrna-Powder Springs Rd WEST OF Sandtown Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 and 199 District 17 Size of Tract 5.6 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 _____

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.

The Property is limited to 400% feet of useable depth, sandwiched between Smyrna-Powder Springs Rd. on the west side and flood plain/dedicated conservation easement on the east side. During engineering, Cobb County Required additional R.O.W along Smyrna-Powder Springs Rd for road improvements further constraining the useable depth. These physical constraints created a hardship by limiting the building pad depth in Buildings 3 and 4 which back up to Smyrna-Powder Springs Rd.

List type of variance requested: Reduction of Rear yard building set back line from 45 ft. to 42 ft on lots 12, 15, 16, 20, 21, and 22.