

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V14-027

Hearing Date: 8/13/14

APPLICANT: DAVID WEEKLEY HOMES

Business Phone: 404-481-3851 Cell Phone: 404-964-2417 Home Phone: N/A

Representative's Name (print): BOD POOLE

Address: 2665 PARKS Edge Drive S.E. SMYRNA, GA 30080

Business Phone: 678-725-4257 Cell Phone: 678-725-4257 Home Phone: 678-725-4257

E-Mail Address: B.POOLE@DWHOMES.COM

Signature of Representative: [Signature] - Builder

TITLEHOLDER: Currently: DAVID WEEKLEY HOMES

Business Phone: 404-481-3851 Cell Phone: 404-964-2417 Home Phone: N/A

Address: 750 HAMMOND Drive, Bldg 6; Suite 200; ATLANTA, GA 30321

Signature: [Signature], Division President

VARIANCE:

Present Zoning: 4' fence allowed Type of Variance: 6'0" Property Fence to
ROW FROM REAR OF HOME TO REAR OF THE YARD. TO BE UTILIZED
BY FUTURE PURCHASERS FOR PRIVACY AND CONTAINMENT OF TWO LARGE
dogs.
Explain Intended Use: "See ABOVE"

Location: 2665 PARKS Edge Drive S.E. SMYRNA, GA 30080

Land Lot(s): 448 District: 17th Size of Tract: _____ Acres

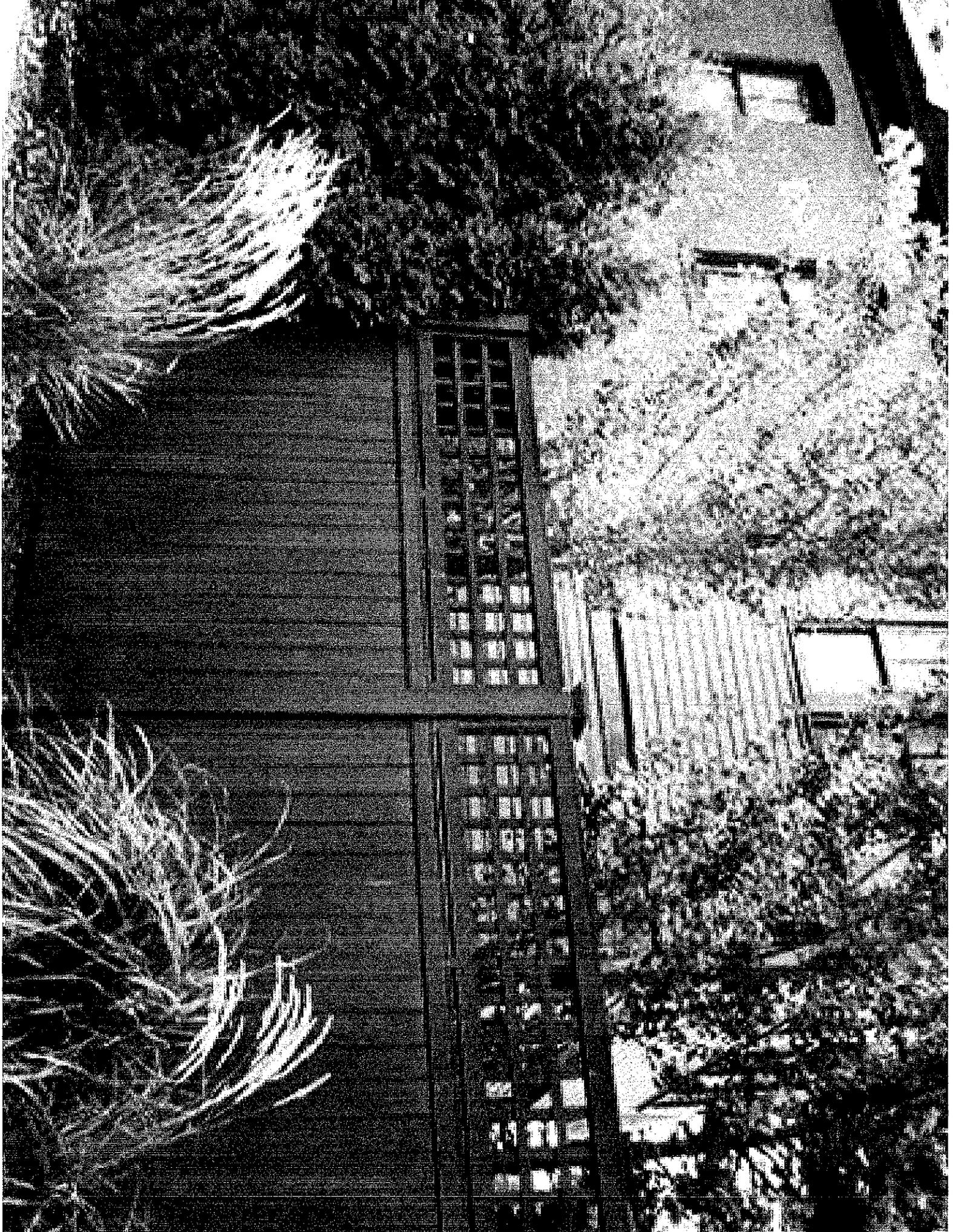
10,710 square feet

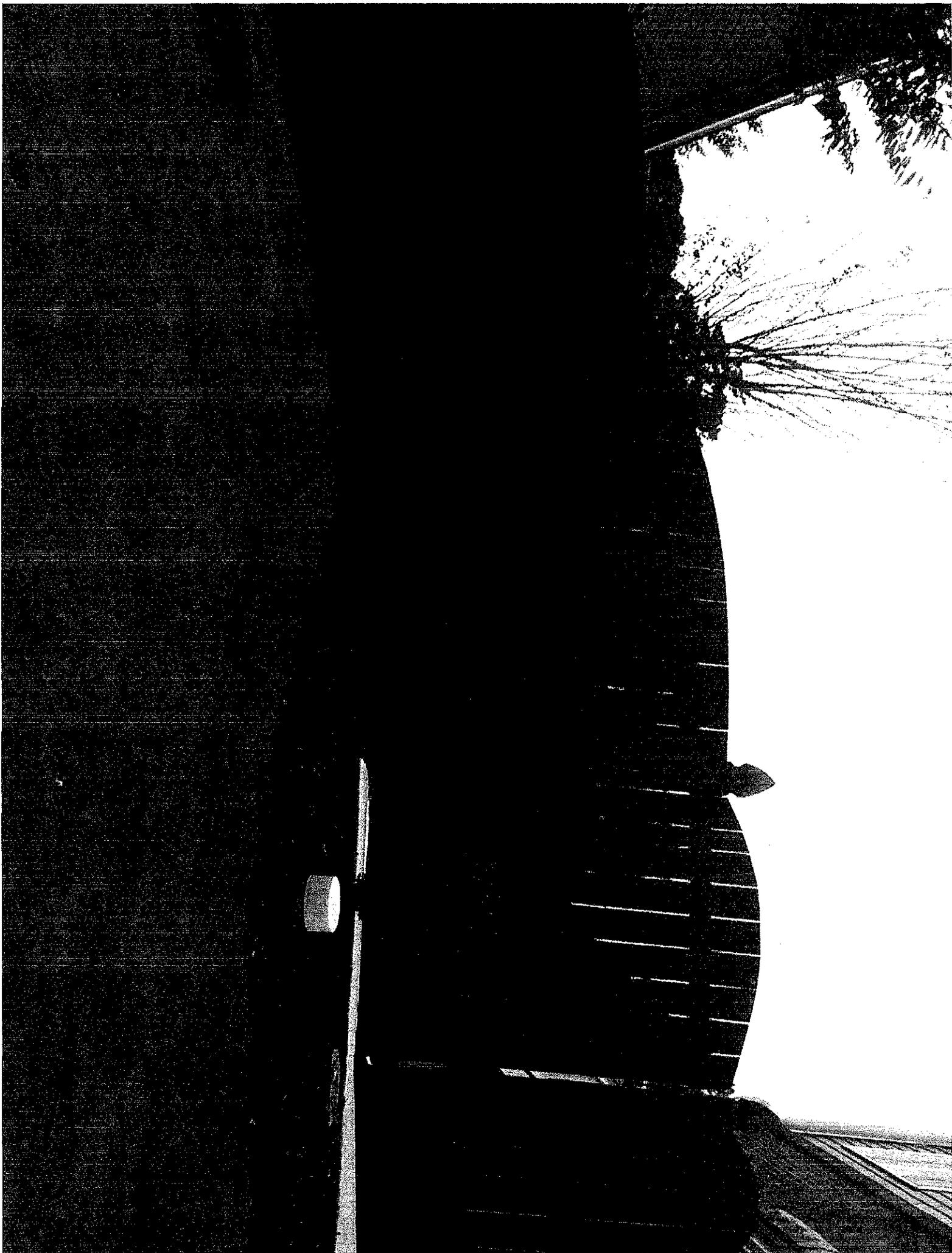
(To be completed by City)

Received: 7/24/14

Posted: 7/28/14

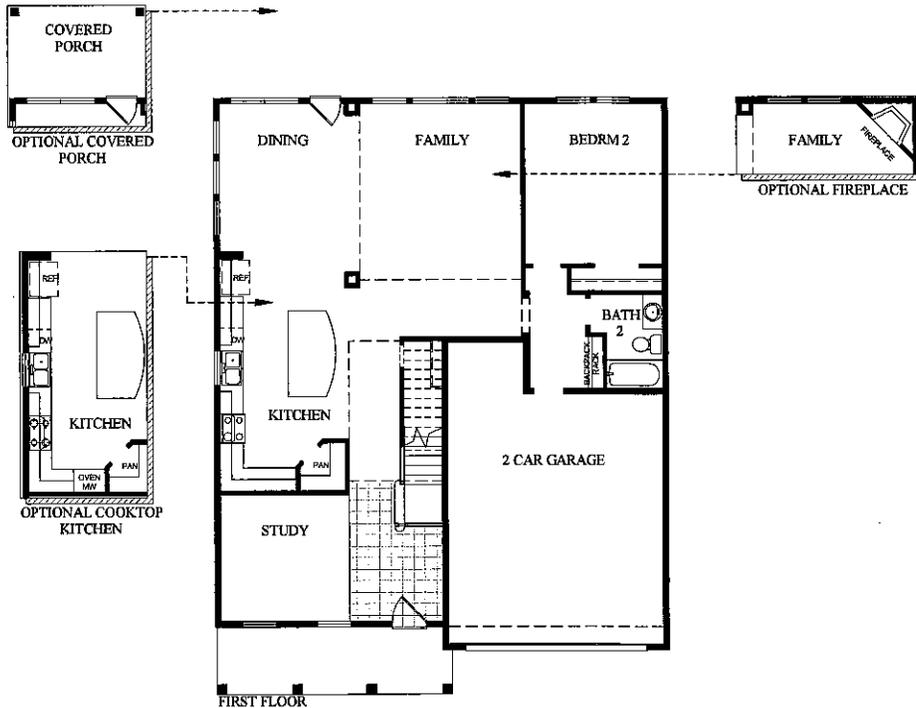
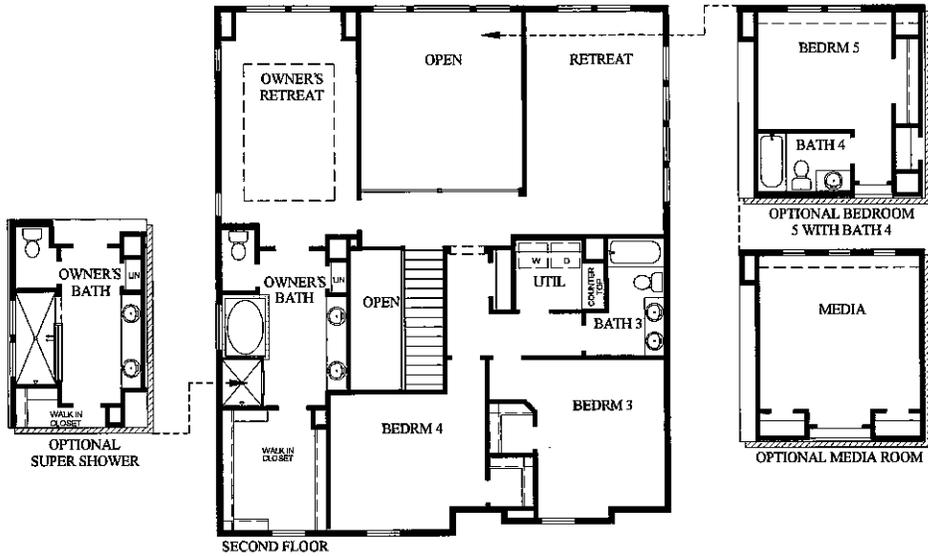
Approved/Denied: _____





FLOOR PLAN OPTIONS

THE THORNGROVE



01/22/14
2862atl_2_Opt_0

DavidWeekleyHomes.com



6.11 Animals and Pets. No animals, livestock or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets in reasonable number. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times, when outside, be on a leash or within an allowable fence. In addition, no "outside" pets shall be permitted on any Lot at any time without the written permission of the Declarant. For purposes of this paragraph, an "outside" pet shall be any pet which remains outside the house for more than two (2) hours per day on a regular basis.

6.12 Fences and Outbuildings. No fence, wall or outbuilding of any kind shall be erected, maintained, or altered on any Lot without the prior written approval of the Declarant or the approval of the ACC of plans and specifications for such fences and walls. Design standards for fences must be approved by the Declarant or ACC.

- (1) Fencing: No fencing of any type shall be placed closer to the street than the rear corner wall of the dwelling unless approved differently by the ACC. Wooden privacy fences shall be allowed in areas visible from the street. Black chain link fences shall be allowed in areas not visible from the street and behind the dwelling. No chain link fences allowed on corner lots.
- (2) Retaining Walls: Retaining walls which attach to the residence should be finished with the same material as the walls with which they are in contact with on the dwelling, or such other material as the Declarant or ACC may approve. Cross-tie walls may be used if set apart from the house.

No shed, tool storage area, workshop or outbuilding for storage of yard implements shall be placed upon the property unless approved by the ACC. No shed, tool storage area, workshop or outbuilding shall be made of metal. Any such shed, tool storage area, workshop or outbuilding shall be constructed in the same architectural style using similar colors and material as the main dwelling on the Lot.

6.13 Antenna. No exterior television or radio antennae, satellite dish or receiver shall be placed, allowed, or maintained upon any portion of the Development, including any Lot, if such antennae is visible from any public or private street providing access to or located with the Development. Notwithstanding the above, no satellite dish larger than 18" shall be placed, allowed, or maintained upon any portion of the Development, including any Lot. Each Owner and occupant of a Lot acknowledges that this provision benefits all Owners and occupants of Lots and each Owner and occupant of a Lot agrees to comply with this provision despite the fact that the erection of any outdoor antennae or similar device would be the most cost effective way to transmit or receive the signals sought to be transmitted or received.



ASAP: ROAD CONSTRUCTION
 SETBACKS:
 FRONT: 30'
 SIDE: 5' MIN. TO BETWEEN BUILDINGS
 SIDE STREET: 10'
 REAR: 20'

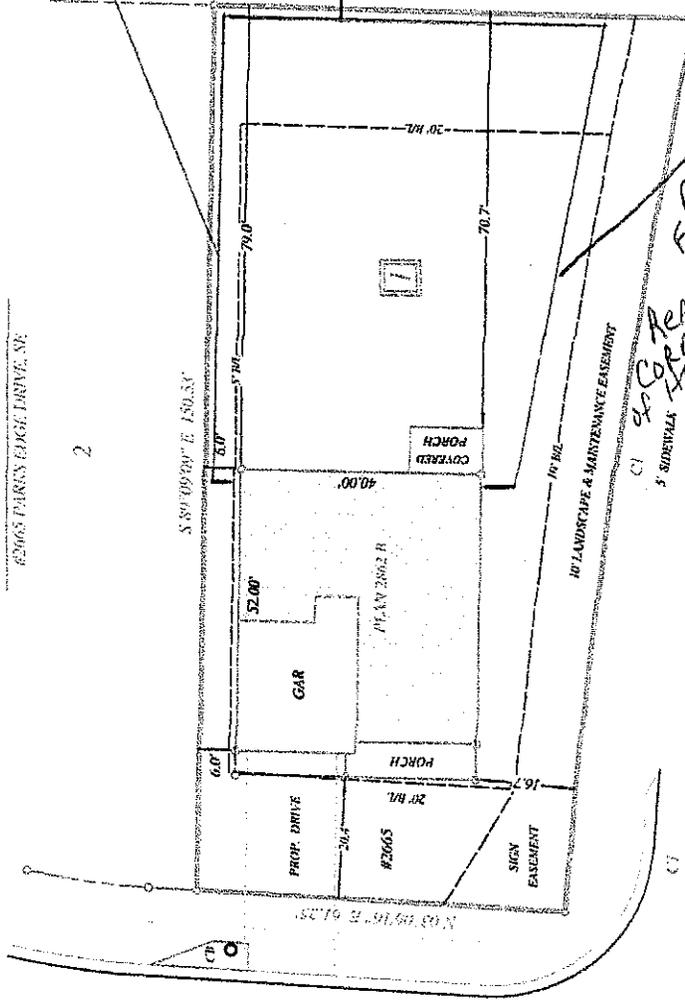
Requested REAR
 AND Left Side, Wooden
 Privacy Fence @ 6'0 height
 To Run
 FROM REAR
 CORNER of
 home.



LOT 1 AREA:
 0.240 ACRES
 (10,475 SQ. FT.)

62065 PARKS EDGE DRIVE, SE

2



Requested
 6'0
 WOODEN
 PRIVACY
 FENCE,
 FROM
 CORNER
 of
 REAR
 Home

Re-1302.11'
 A=07 19'42"
 L=1533.70'
 T=76.65'
 Ch=153.59'
 N=87.01 31° W

LEGEND:

- PKS = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- INS = IRON PIPE SET 1/2" RE-BAR
- RTS = IRON ROD FOUND
- RAW = RIGHT-OF-WAY
- CTL = CENTERLINE
- PL = PROPERTY LINE
- MT = MOUND OR MOUNDING
- CMF = CONCRETE MOUNDMENT FOUND
- PS = PAVEMENT
- ULL = LAND LOT LINE
- EPC = EDGE OF PAVEMENT
- BK = BACK OF CURB
- BEL = BUILDING LINE
- PH = FIRE HYDRANT
- MH = MAN HOLE
- CB = CATCH BASIN
- SS = SANITARY SEWER

SUBMISSION: PARKS EDGE		P.R. 273	PG. 309-512	PREPARED FOR: DAVID WEEKLEY HOMES (HOUSE LOCATION PLAN)
LOT: 1	LAND LOT: 41N	DISTRICT: 171L AND SECTION	FILE NO: 0526614	CLOSURE DATA: DATE: 05/26/14
CITY: MARIETTA	COUNTY: COBB	STATE: GEORGIA	FIELD CLOSURE: P.M. 15:000 +	W/4. POINT ERROR: 05'
SCALE: 1" = 20'	DATE: 07/06/14	JOB NO: WLS-14-0181	EQUIPMENT USED: SOKKIA SV5	ADJUSTMENT METHOD: NO ADJUSTMENT
EMAIL: WLSMARK@BELLSOUTH.NET		PLAY CLOSURE: P.M. 14:0000 +		
PHONE: 770-251-1383		ACCORDING TO THE LATEST COBB COUNTY PLAT: COMMUNITY PANEL NO. 12657, 01/19/11		
GRAPHIC SCALE: 1" = 20'		DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE		

