

APPLICANT: Maria Quiroz **PETITION NO.:** V-12
PHONE: 770-919-8244 **DATE OF HEARING:** 03-12-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1094
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 19
Oglesby Road, east of Doss Circle **SIZE OF TRACT:** .5 acre
(3989 Oglesby Road). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (existing 860 square foot carport/garage) from the required 100 feet to 5 feet from the eastern property line, 6 feet from the southern property line and 70 feet from the western property line; 2) waive the rear setback for an accessory structure over 144 square feet (existing 223 square foot shed "B") from the required 35 feet to 4 feet adjacent to the southern property line; and the side setback from the required 10 feet to 4 feet adjacent to the western property line; and 3) waive the setback for an accessory structure under 144 square feet (existing 96 square foot shed "A") from 5 feet to 1.4 feet adjacent to the western property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building Department issued 5 day Notice of Violation and Stop Work Order 11/29/07 for building garage without permit.

STORMWATER MANAGEMENT: No apparent stormwater management/runoff issues observed for this existing condition. Site is just under maximum allowable impervious area.

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.

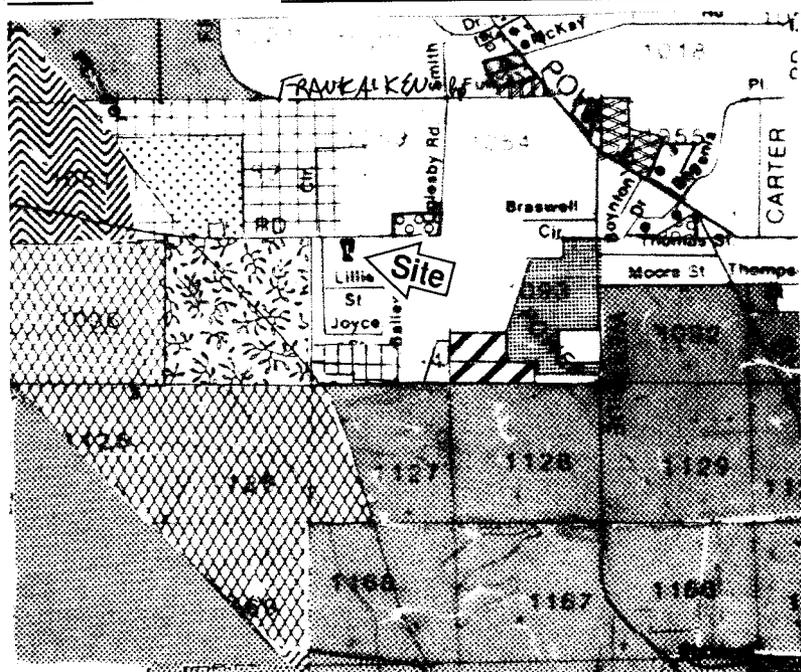
CEMETERY PRESERVATION: No comment.

WATER: City of Powder Springs service area.

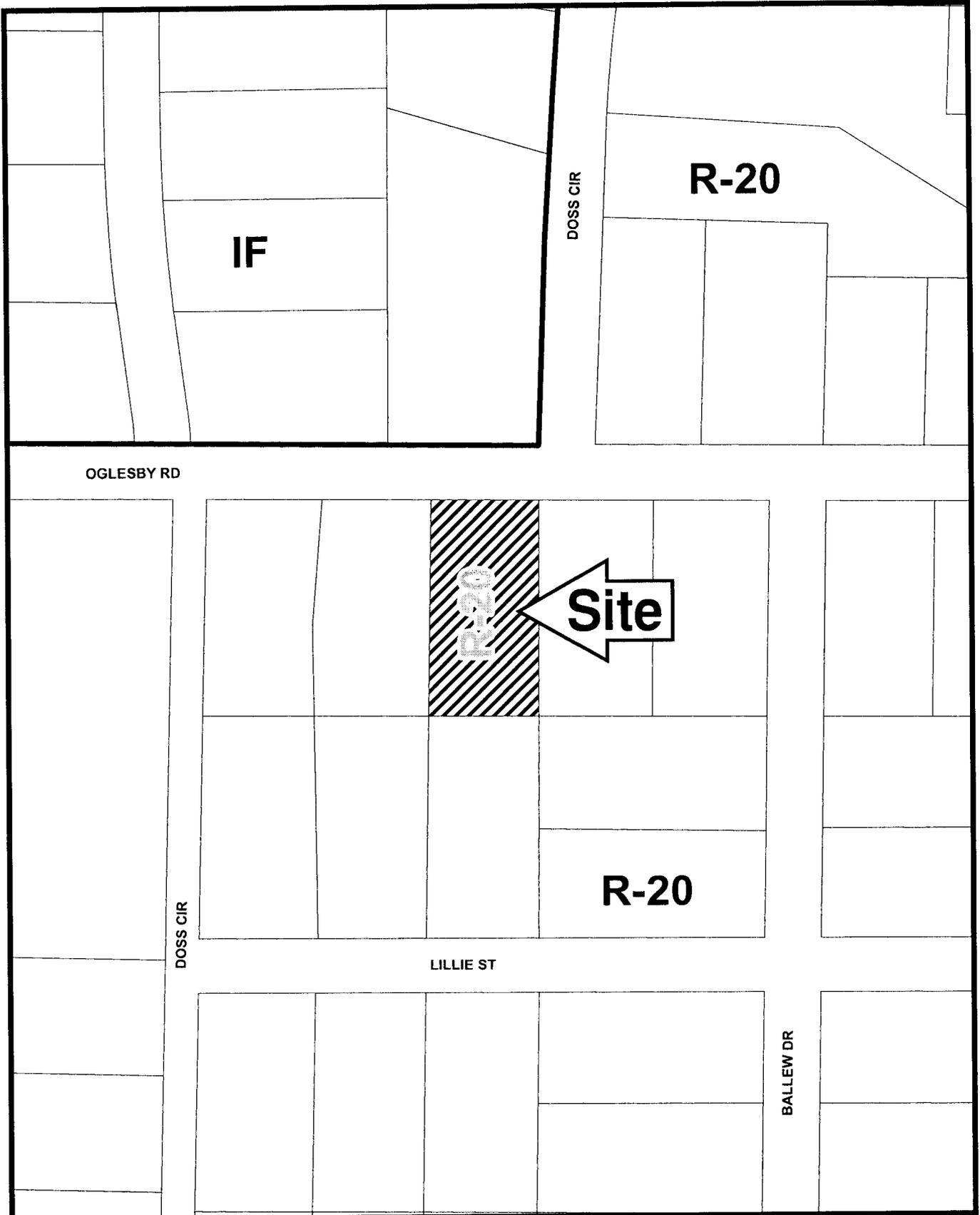
SEWER: City of Powder Springs service area.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

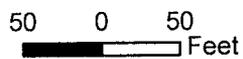
BOARD OF APPEALS DECISION
 APPROVED _____ MOTION BY _____
 REJECTED _____ SECONDED _____
 HELD _____ CARRIED _____
 STIPULATIONS: _____



V-12

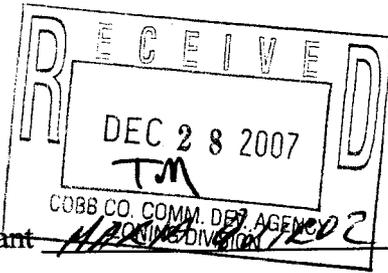


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

Application for Variance Cobb County

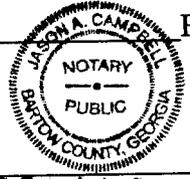


(type or print clearly)

Application No. V-12
Hearing Date: 3-12-08

Applicant MARIA QUIKOR Business Phone (770) 919 8244 Home Phone 678 567 1903
Address 3989 OGLESBY RD POWDER SPRINGS GA
(representative's name, printed) (street, city, state and zip code)

MARIA QUIKOR
(representative's signature)

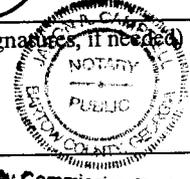


Business Phone _____ Cell Phone 404 421 1692

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires October 31, 2011

Titleholder MARIA QUIKOR Business Phone 770 919 8244 Home Phone 678 567 1903
Signature MARIA QUIKOR Address: 3989 OGLESBY RD POWDER SPRINGS GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires October 31, 2011

Present Zoning of Property R-20

Location 3989 Oglesby Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1094 District 19 Size of Tract .5 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.

BECAUSE EXISTING A DRIVEWAY AND I WANT A GARAGE FOR PROTECT MY CARS FOR THE WEATHER

List type of variance requested: WAIVE SETBACKS FOR 2 ACCESSORY STRUCTURES