

THIS PROPERTY IS NOT SHOWN TO BE IN A DESIGNATED FLOOD HAZARD AREA AS PER F.I.A. MAP L-1 FOR COMMUNITY No. 10052 DATED 7/7/1992.
0030 F

LOT AREA:
19,375 SQ. FT.
0.445 ACRE

V-19
MAG.
PB. 46
PG. 58

WOOD FOREST RD. 50' R/W 23' PAVMT.

24" V.G.

IPF — S 0° 05' W — 125' — IPF

PROPOSED WOOD SHED

S 89° 55' E — 155'

2801

35' B/L

PORCH
(1) STORY BRKFRM RES. W/ BASE

ZONED R-15

30' B/L

LL 514
LL 513

IPF — N 0° 05' E — 125' — IPF

9' ASPH. D/W

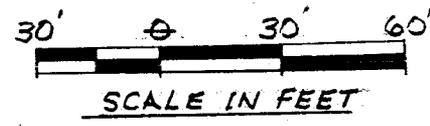
CHAPMAN DR. 50' R/W

23' PAVMT.

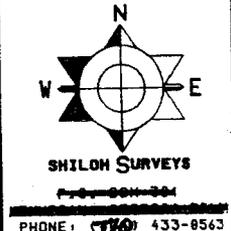
(A) N 89° 55' W 155'

RECEIVED
JAN 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Tax Parcel I.D.# 16051400680



LOCATION ~~PROPERTY~~ SURVEY FOR:
EDWARD F. McLEROY ET AL.
LOT 1-C, WOODGATE S/D - UNIT II
L.L. 514 - 16TH LAND DIST. - 2ND SEC.
COBB COUNTY, GEORGIA



PROJECT NO. **EMC2801.ASC** DATE: **JAN 09, 2008**
SCALE: 1" = 30' DRAWN BY: **G.W.** CHECKED BY: **EM**

APPLICANT: Edward F. McLeroy and Lynda W. McLeroy

PETITION NO.: V-19

PHONE: 770-427-8260

DATE OF HEARING: 03-12-08

REPRESENTATIVE: same

PRESENT ZONING: R-15

PHONE: same

LAND LOT(S): 514

PROPERTY LOCATION: Located at the northwest

DISTRICT: 16

interstion of Wood Forest Road and Chapman Drive

SIZE OF TRACT: .44 acre

(2801 Wood Forest Road).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet from the required 30 feet to 5 feet, and the side setback from the required 10 feet to 5 feet adjacent to the northern property line on lot 1.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: No objection, subject to approval of adjacent property owners.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

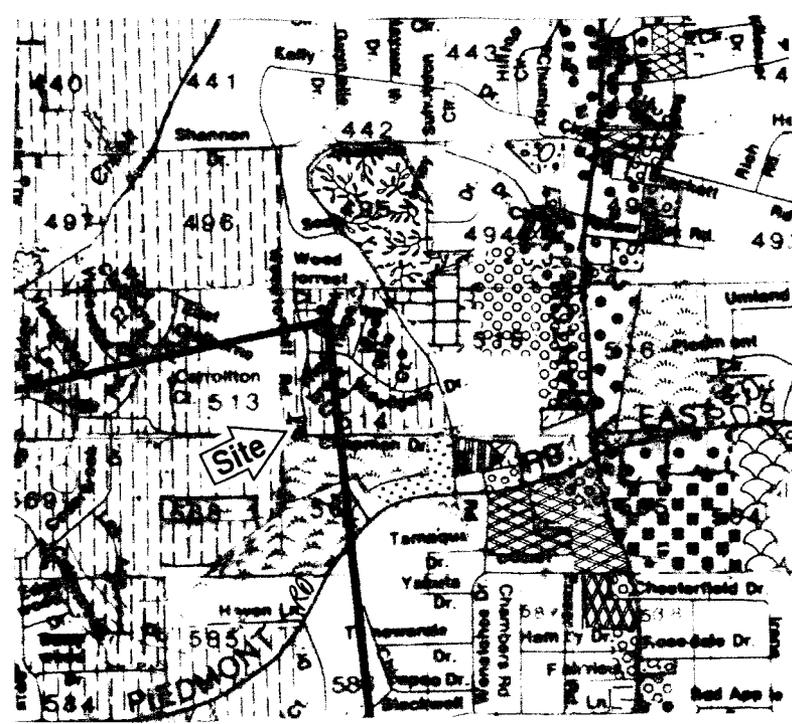
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

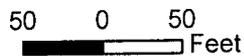
STIPULATIONS: _____



V-19



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-19

Hearing Date: 5-12-08

Applicant Edward F. McLeroy Business Phone _____ Home Phone 770-427-8260
Lynda W. McLeroy Business Phone _____ Home Phone _____

Address 2801 Wood Forest Rd. Marietta, GA 30066-3520
(street, city, state and zip code)

Edward F. McLeroy Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

Kim Ann Anderson
 Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 16, 2010

Titleholder Edward F. McLeroy Business Phone _____ Home Phone 770-427-8260
Lynda W. McLeroy Business Phone _____ Home Phone _____

Signature Edward F. McLeroy Address: 2801 Wood Forest Rd. Marietta, GA 30066-3520
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Kim Ann Anderson
 Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 16, 2010

Present Zoning of Property R-15
 Location 2801 Wood Forest Rd. Marietta, GA 30066-3520 - N.W. Corner of intersection of Wood Forest Rd + Chapman Dr.
(street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 514 District 16 + h Size of Tract 0.44479 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 155 by 125 Shape of Property rectangle Topography of Property sloping slightly Other vegetable garden beside Chapman Dr.

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.

I do not know of any hardship which would be created. The spot where the woodshed will be built (by me) is very secluded. It will sit beside a 1000' (±) driveway that goes back to a house that burned down over two years ago. My neighbor to the north, never goes into his backyard. My neighbor to the west already has a closed shed almost opposite where mine will be. The woodshed will greatly enhance the appearance of my property. I've had blue tarps covering my firewood for many years. They are very ugly and my wife hates them. The woodshed will eliminate the tarps.

List type of variance requested: To build a 12' x 16' open sided woodshed (for firewood only) in the N.W. corner of my lot. I would like to place the sides of the woodshed 5 feet from each property-line. I would also request that I be allowed to have a 2 foot over-hang on all sides to protect my firewood. I will be using 6" x 6" post, set 4' apart to help hold up the firewood. I am going to use 4" x 6" pieces for top plates and rafters. My footings for each post will be 15" square and 18" deep. I will use crushed stone for the floor. The sides will be open for air circulation. It will have a real roof with singles that will match the house. Thank you for your consideration.

Eddie McLeroy