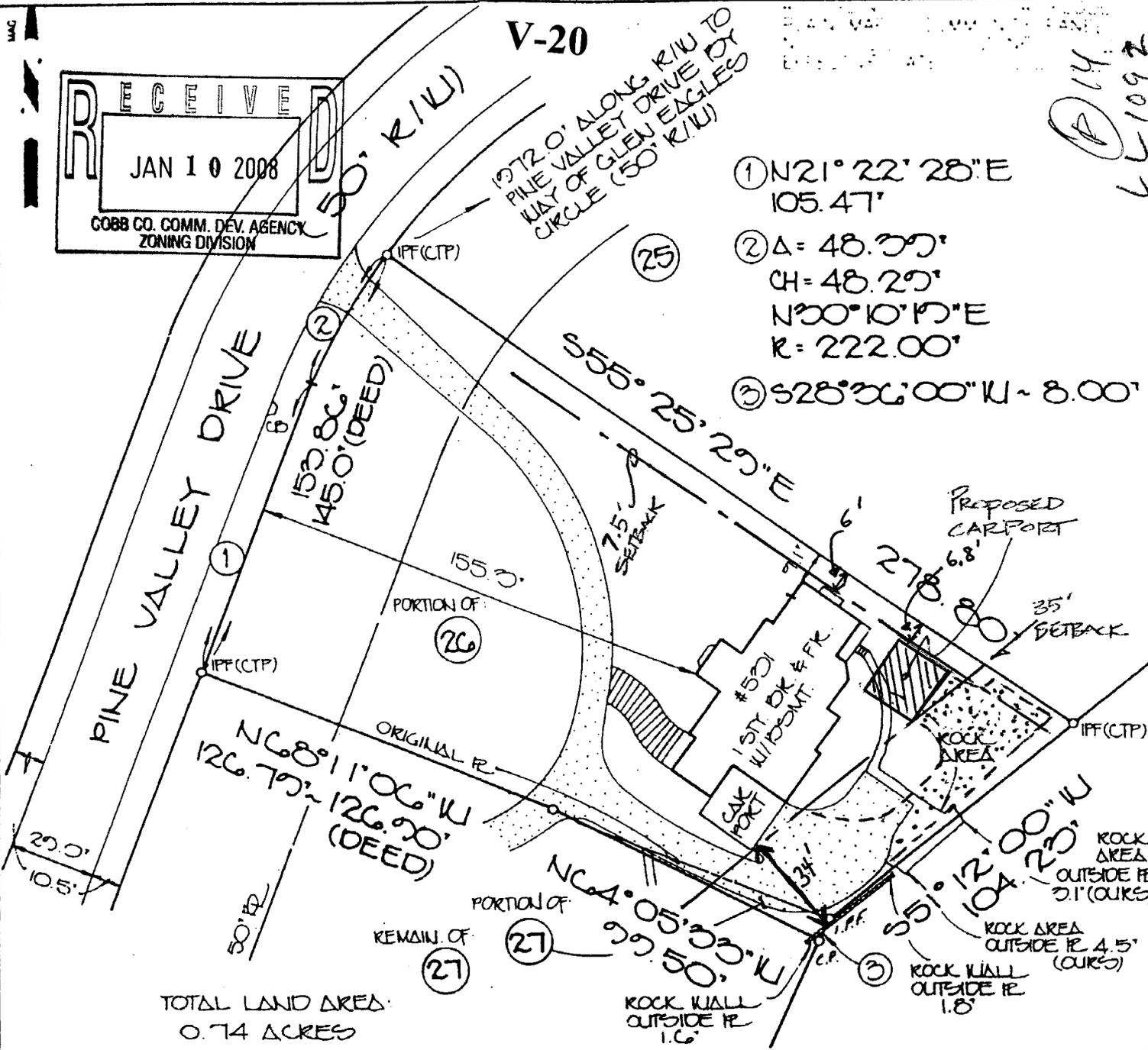


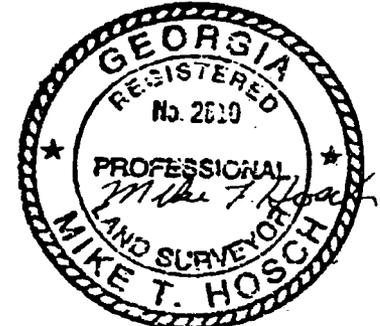
**RECEIVED**  
 JAN 10 2008  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

14  
 61092  
 1517



TOTAL LAND AREA:  
 0.74 ACRES

PREPARED FOR: **JAY C. BISGARD & NONJA F. BISGARD**  
 A PORTION OF 26 & 27 BLOCK "H" UNITS THREE & FOUR  
 SUBDIVISION ATLANTA COUNTRY CLUB  
 LAND LOT 1092 17th DIST. 2nd SECT.  
 COBB COUNTY, GA. DATE: SEPT. 6, 1994  
 REC. IN PLAT BOOK 44 47 PG. 57 30  
 SCALE: 1" = 50'



1. LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE  
 2. DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION  
 3. ALL MATTERS OF TITLE EXCEPTED  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 10,000 PARTS, AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO CLOSE ONE PART IN 10,000 PARTS.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW  
 Mike T. Hosch

**APPLICANT:** Frederick T. Roddy **PETITION NO.:** V-20  
**PHONE:** 678-778-0256 **DATE OF HEARING:** 03-12-08  
**REPRESENTATIVE:** Parks Huff **PRESENT ZONING:** R-30  
**PHONE:** 770-422-7016 **LAND LOT(S):** 1092  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 17  
Pine Valley Drive, south of Glen Eagles Circle **SIZE OF TRACT:** .74 acre  
(531 Pine Valley Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet from the required 40 feet to 34 feet and the side setback from the required 12 feet to 6.8 feet on lot 26; 2) waive the side setback for the existing house from 12 feet to 6 feet adjacent to the northerly property line; and 3) waive the rear setback for the existing house from 40 feet to 34 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 reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147

**STORMWATER MANAGEMENT:** Proposed improvements will bring the total impervious coverage for this parcel near the maximum allowable. Recommend pervious or grassed pavers be used for additional driveway expansion.

**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.

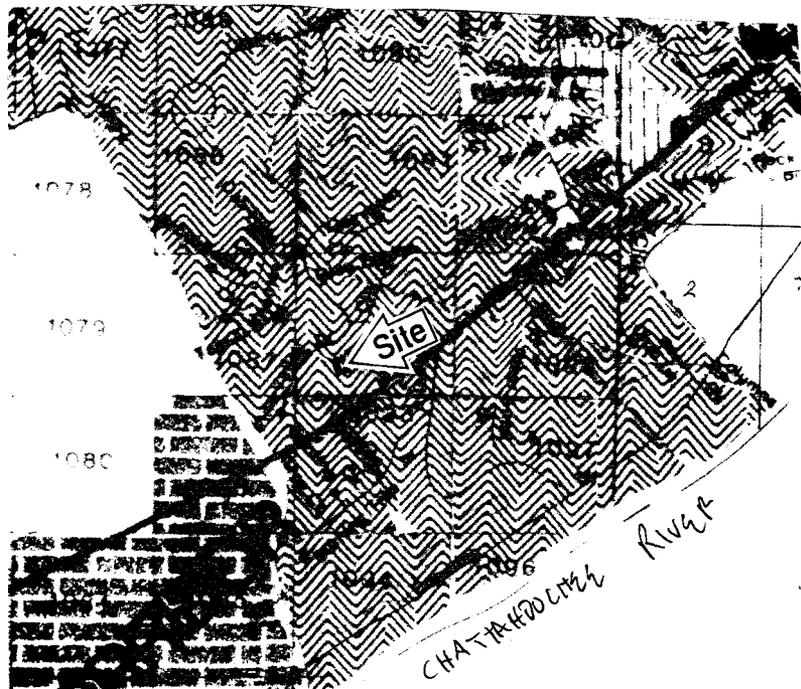
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

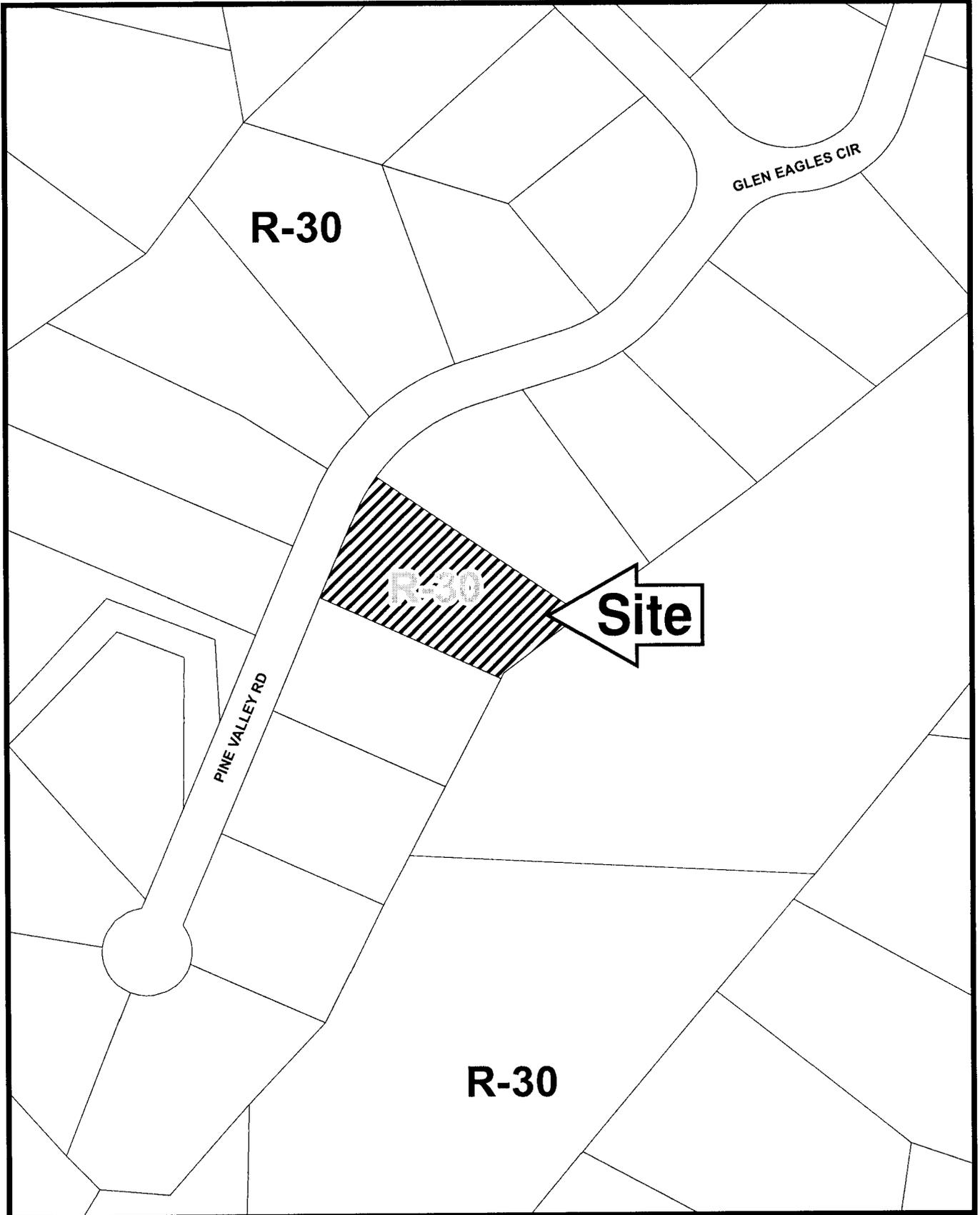
**SEWER:** No conflict.

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

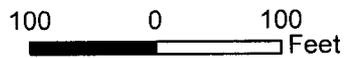
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-20



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-20

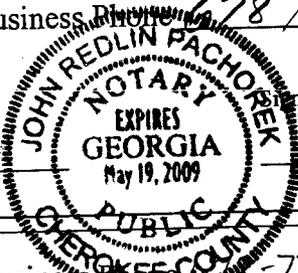
Hearing Date: 5-12-08

Applicant FRED & SUSAN RODDY Business Phone 678 778-0256 Home Phone 770 859-0690

PAUL M. GOVIN Address 3162 Johnson Ferry Rd, Suite 260  
(representative's name, printed) (street, city, state and zip code) Marietta

[Signature] Business Phone 678 795-1001 Cell Phone 770 335-3824  
(representative's signature)

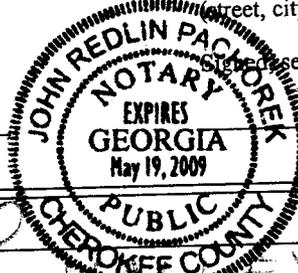
Wisdom Properties, Inc My commission expires: 5/19/2009  
Notary Public [Signature]



Titleholder Fredrick T Roddy Business Phone 678-778-0256 Home Phone 770-859-0690

Signature [Signature] Address: 531 Pine Valley Rd, Marietta Ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: 5/19/2009  
Notary Public [Signature]



Present Zoning of Property R-30  
Location 531 PINE VALLEY Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1092 @ 14 District 17 Size of Tract \_\_\_\_\_ 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 location of the home at the top of the property slope limits the possible location of an additional car port to the location shown on the proposed plan. The proposed structure is open-sided "Pavilion style" heavy timber structure in keeping w/ main residence.

List type of variance requested: Side & rear yard setback

WAIVE THE REAR SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT FROM REQUIRED HEIGHT TO 35 FT AND THE SIDE FROM REQUIRED

Revised: December 6, 2005 12 FT TO 7 FT.