

APPLICANT: Joo Min **PETITION NO.:** V-33
PHONE: 770-495-7171 **DATE OF HEARING:** 04-09-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 517, 518
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 16
Piedmont Road, east of Canton Road **SIZE OF TRACT:** 7.97 acres
(1103 Piedmont Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure on tract 1 (existing 600 square foot wood deck lake pavilion); 2) allow an accessory structure to the front of the primary structure on tract 1 (existing pool); 3) allow an accessory structure to the front of the primary structure on tract 1 (existing 390 square foot pool house); 4) waive the rear setback for the primary structure on tract 2 from the required 35 feet to 12 feet; 5) allow an existing accessory structure to the side of the primary structure on tract 2; and 6) waive the rear setback for an accessory structure over 144 square feet (existing 600 square foot shed) from the required 35 feet to 14 feet on tract 2.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a lot split plat must be recorded reflecting the conditions of the variance. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No objection to redivision of previously platted lots.

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: Available. Meter(s) must be set on Piedmont Road right-of-way.

SEWER: Sewer (21 inch diameter) on west side of creek; no conflict. Approval of Health Department required if septic systems are not entirely on the property being served.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

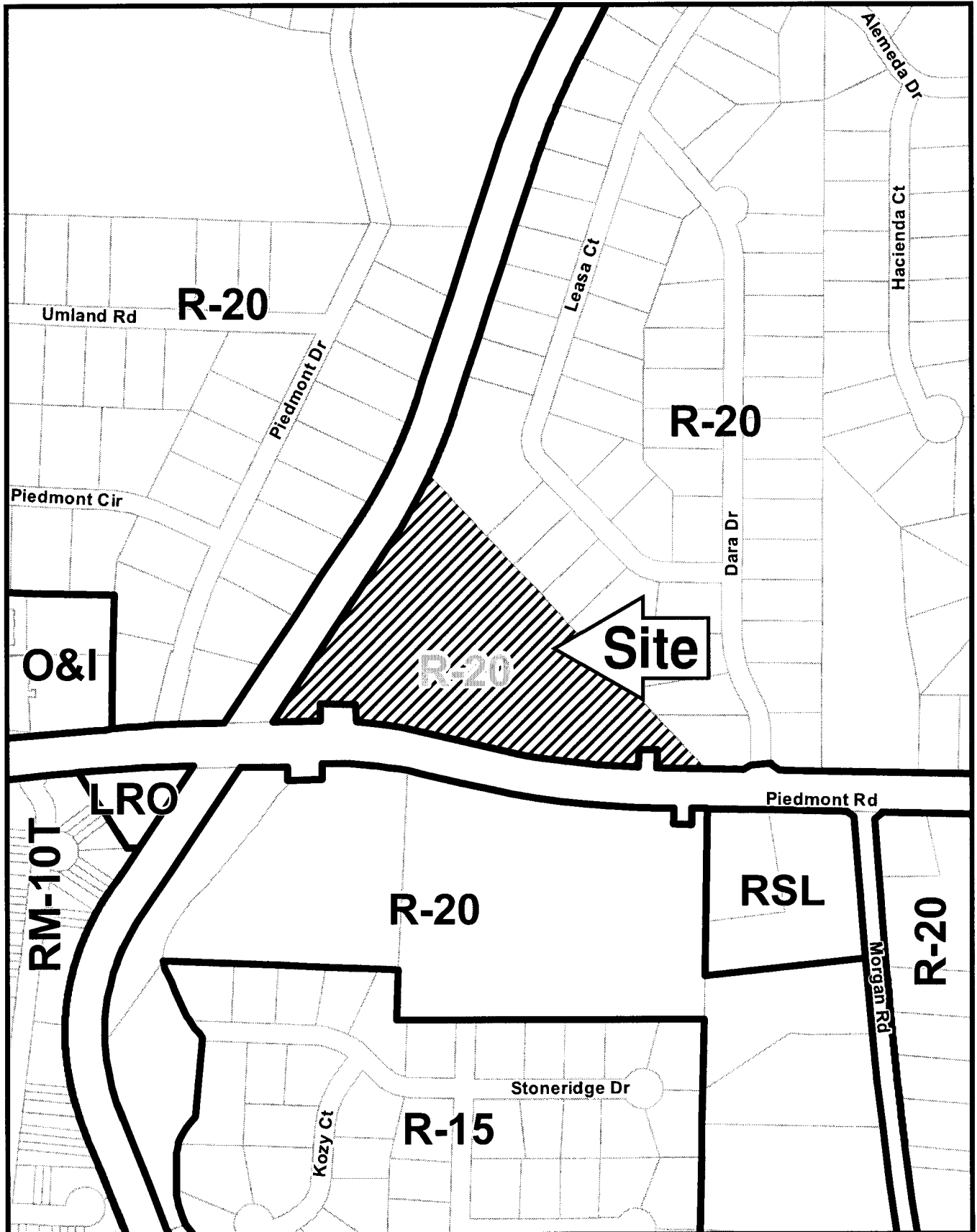
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-33



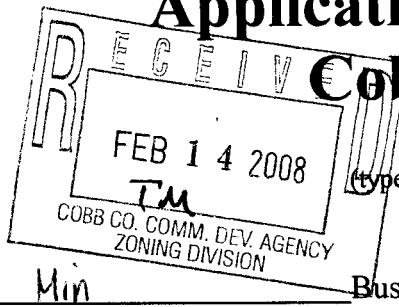
This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100
Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

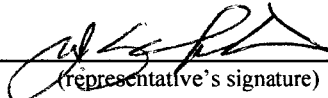


(type or print clearly)

Application No. V-33
Hearing Date: 4-9-08

Applicant Joo Min Business Phone 770-495-7171 Home Phone 404-934-8289

Joo Min Address 1103 Piedmont Rd. Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

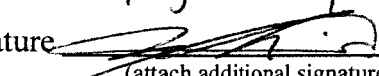
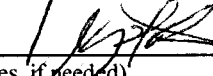
 Business Phone 770-495-7171 Cell Phone 404-934-8289
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: July-12-2009


Notary Public

Titleholder Kyung H. Min / Joo Min Business Phone 770-495-7171 Home Phone 404-934-8289

Signature  /  Address: 1103 Piedmont Rd. Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July-12-2009


Notary Public

Present Zoning of Property R-20

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 517, 518 District 16 Size of Tract 7.97 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 _____

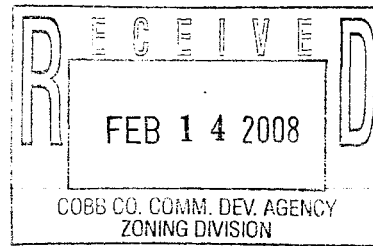
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The property was two lots when I made the purchase. I combined the lots into one after the purchase but felt it was a mistake and would like to split it into two lots again. The house behind the main house does not meet the current set back requirement of 35 feet. However, the house was built in 1964. In order for my friend to reside in the home, we need to split the lots

List type of variance requested: in two and that cannot be done without applying for the application for variance.

continued on next page

V-33
2008



(can't .)

Also on Track 1, need variance for the deck, pool and the pool house being front of the house, and also the pool and the pool house being too close to rear setback.

On Track 2, the shed behind the 2nd house is being side of that house, and being too close to rear setback. For these reason, need variance for it as well.