



**APPLICANT:** Mary G. Dobbs and Susan D. Butler      **PETITION NO.:** V-74  
**PHONE:** 770-528-2318      **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** Susan D. Butler      **PRESENT ZONING:** R-20  
**PHONE:** 770-428-1929      **LAND LOT(S):** 732, 733  
**PROPERTY LOCATION:** Located on the south side of      **DISTRICT:** 16  
Sylvan Park Drive, west of Canton Road Connector      **SIZE OF TRACT:** .606 acres  
(880 Sylvan Park Drive).      **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback for the primary structure on lot 7 from the required 35 feet to 10 feet (existing); 2) waive the rear setback for an accessory structure (existing 478 square foot detached garage) from the required 35 feet to zero feet; and 3) waive the rear setback for an accessory structure (existing 150 square foot shed) from the required 35 feet to 25 feet.

**COMMENTS**

**TRAFFIC:** Recommend abandonment of platted right-of-way along the 30 foot access drive along the south side of the property. The right-of-way was platted in 1946 but never improved and dedicated.

**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:** No adverse drainage impacts anticipated from enclosure of the existing carport.

**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** \_\_\_\_\_

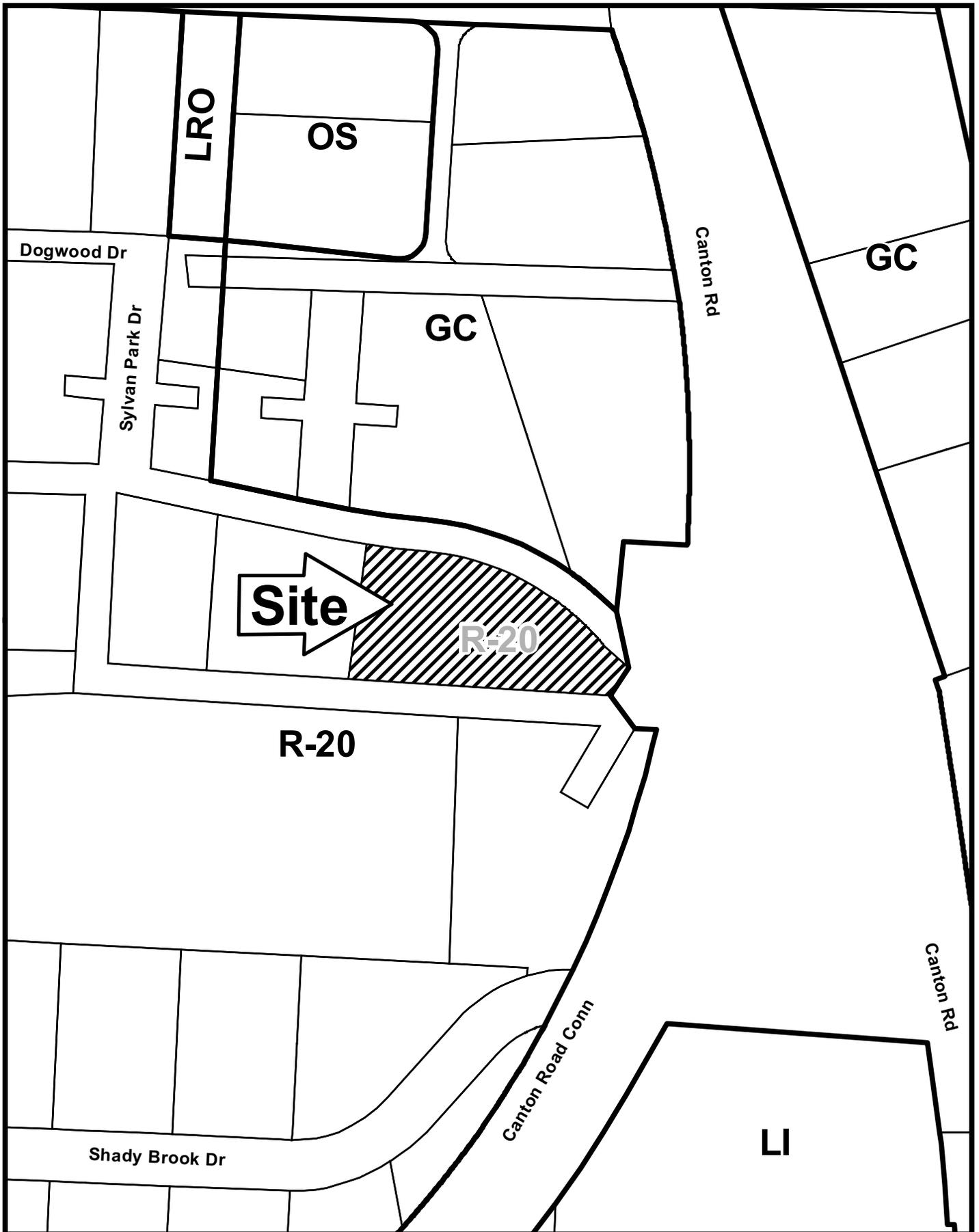
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

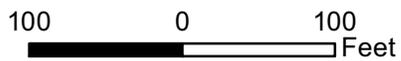
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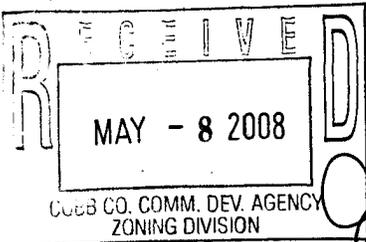
# V-74



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



- City Boundary
- Zoning Boundary



# Application for Variance Cobb County

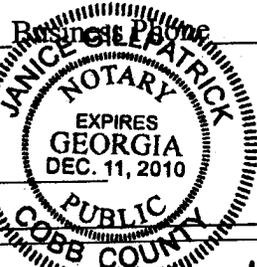
(type or print clearly)

Application No. V-74  
Hearing Date: 7-9-08

Applicant Mary G. Dobbs Susan D. Butler Business Phone 7705282318 Home Phone 7704281929

Susan D. Butler Address 880 Sylvan Park Dr., Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

Susan D. Butler  
(representative's signature)



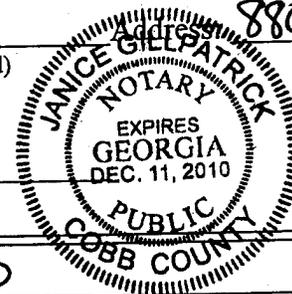
Cell Phone \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Janice Guepatuck  
Notary Public

My commission expires: 12-11-2010

Titleholder Mary G. Dobbs Business Phone N/A Home Phone 7704281929

Signature Mary G. Dobbs Address 880 Sylvan Park Dr., Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Janice Guepatuck  
Notary Public

My commission expires: 12-11-2010

Present Zoning of Property R-20  
Location 880 Sylvan Park Dr., Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 732 + 733 District 16 Size of Tract .4 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.

Purchased in 1946, our family has lived in this house for 62 years. My mom, Mary Dobbs, will be 81 years young this August and she still lives there, along with me and my son. I will be getting married in August and we want to continue to live at my Mom's, only we need a little more room.

List type of variance requested: Variance on rear property line. Somewhat complicated situation regarding "access road" - county right-of-way between our property and neighbor's property - 890 Sylvan Park Drive.

We would like to enclosed the existing Carport which is attached to the house and add a bath. But that's later....

When I called to find out about permitting this work, that's when I found out about having to apply for a Variance.

I was told I would need a current survey done, so I called and spoke to Joe Baker, Surveys Plus. Mr. Baker looked at all the information regarding the property and his final words mentioned a "can of worms."

Due to the county's access road / right of way, the GPS photos show our driveway in the right of way space - which is incorrect.

He stated that he would have to go visit the property site to see what a survey would involve.

Although I have no survey to present with this application, the County Surveyor's personnel are working on this, and they may be in touch with your office about it.

I ask that this application be accepted with a current survey performed by the County Surveyor to soon follow.

Mr. Baker was in Macon this morning, but said he would go by our house and see what would be needed to complete a survey.

We are asking this variance application be accepted contingent<sup>on</sup> with notification from Mr. Baker that these conditions are true.

P.S.

The reason that we want to continue to live at my Mom's is because financially, she needs our help and we need her. Being on Social Security, ends just don't meet. For me and Sam, my son, we can live with her, take care of the house + yard and take care of my Mom. 2006, she fell and broke her left hip - full hip replacement surgery. 2007 - 3 surgeries in 15 days for an abdominal aortic aneurysm. She is very independent, but we all feel better and live easier knowing that there is always someone close, in case of any emergency.

Thank you for your assistance and consideration in this matter.

Susan Butler