

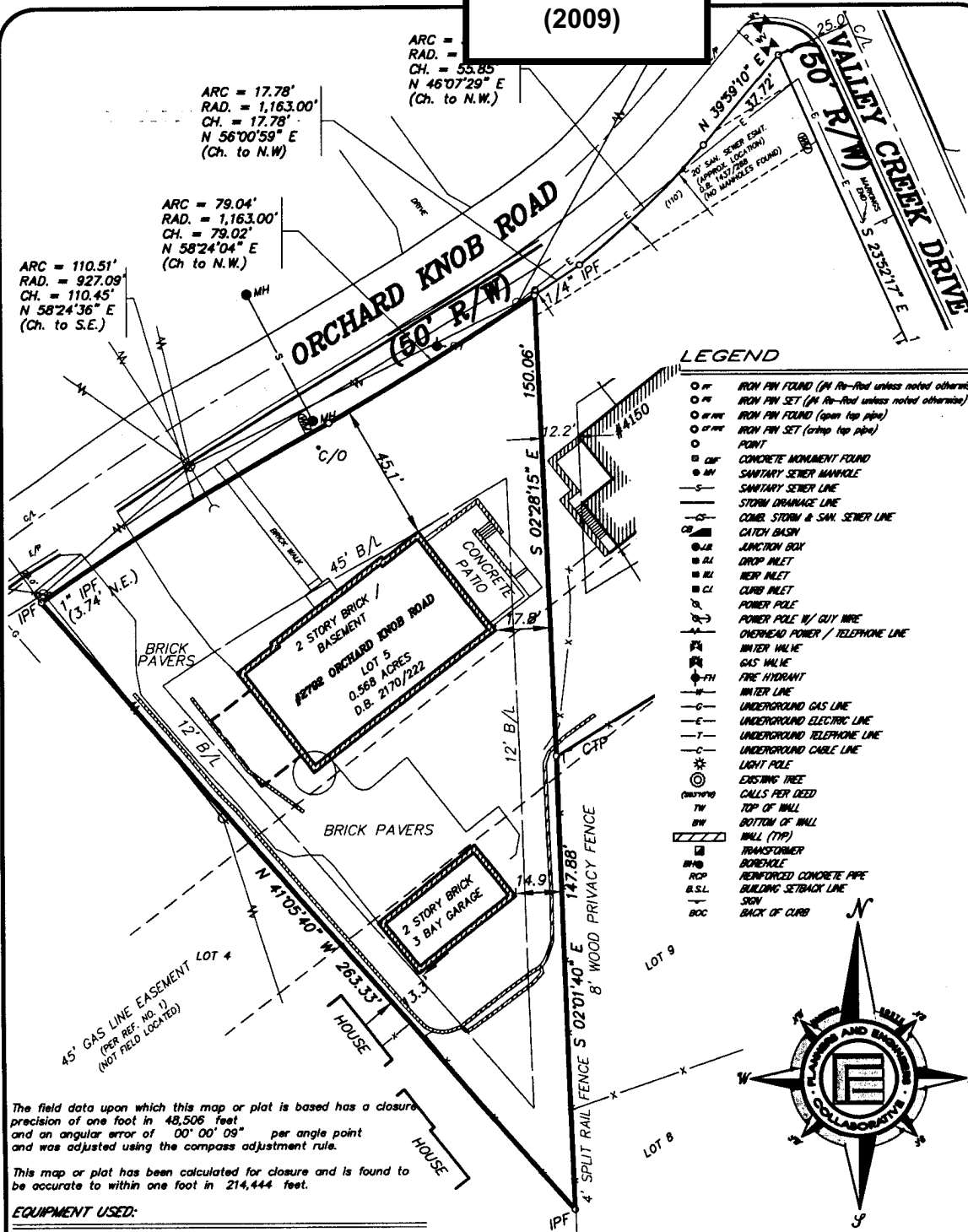
V-12
(2009)

ARC = 17.78'
RAD. = 1,163.00'
CH. = 17.78'
N 56°00'59" E
(Ch. to N.W.)

ARC =
RAD. =
CH. = 55.85
N 46°07'29" E
(Ch. to N.W.)

ARC = 79.04'
RAD. = 1,163.00'
CH. = 79.02'
N 58°24'04" E
(Ch. to N.W.)

ARC = 110.51'
RAD. = 927.09'
CH. = 110.45'
N 58°24'36" E
(Ch. to S.E.)



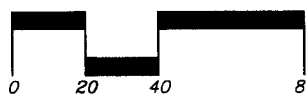
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BOUNDARY SURVEY

DRAWN BY: WHK
CHECKED BY: CS
FILE NO.: 04114.01
DATE: 11/25/08
SCALE: 1"=40'



APPLICANT: Richard A. Denny, III **PETITION NO.:** V-12
PHONE: 770-818-4056 **DATE OF HEARING:** 02-11-09
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 889
PROPERTY LOCATION: Located on the south side **DISTRICT:** 17
of Orchard Knob Road, west of Valley Creek Drive **SIZE OF TRACT:** .568 acre
(2792 Orchard Knob Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the setback for an accessory structure over 800 square feet (existing 1,600 square foot garage) from the required 100 feet to 14 feet adjacent to the eastern property line and 13 feet adjacent to the western property line on lot 5.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Originally permitted 7/23/04 on #04-08511. Permit for 799 square feet with storage only in attic space. On 11/20/08 issued Stop Work Order and 8 day Notice of Violation for building without a permit and installing permanent stairs to attic space. Variance application submitted 12/02/08.

STORMWATER MANAGEMENT: Accounting for the pervious brick pavers that were installed, this lot meets the impervious coverage limit. No significant stormwater management impacts are anticipated.

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**

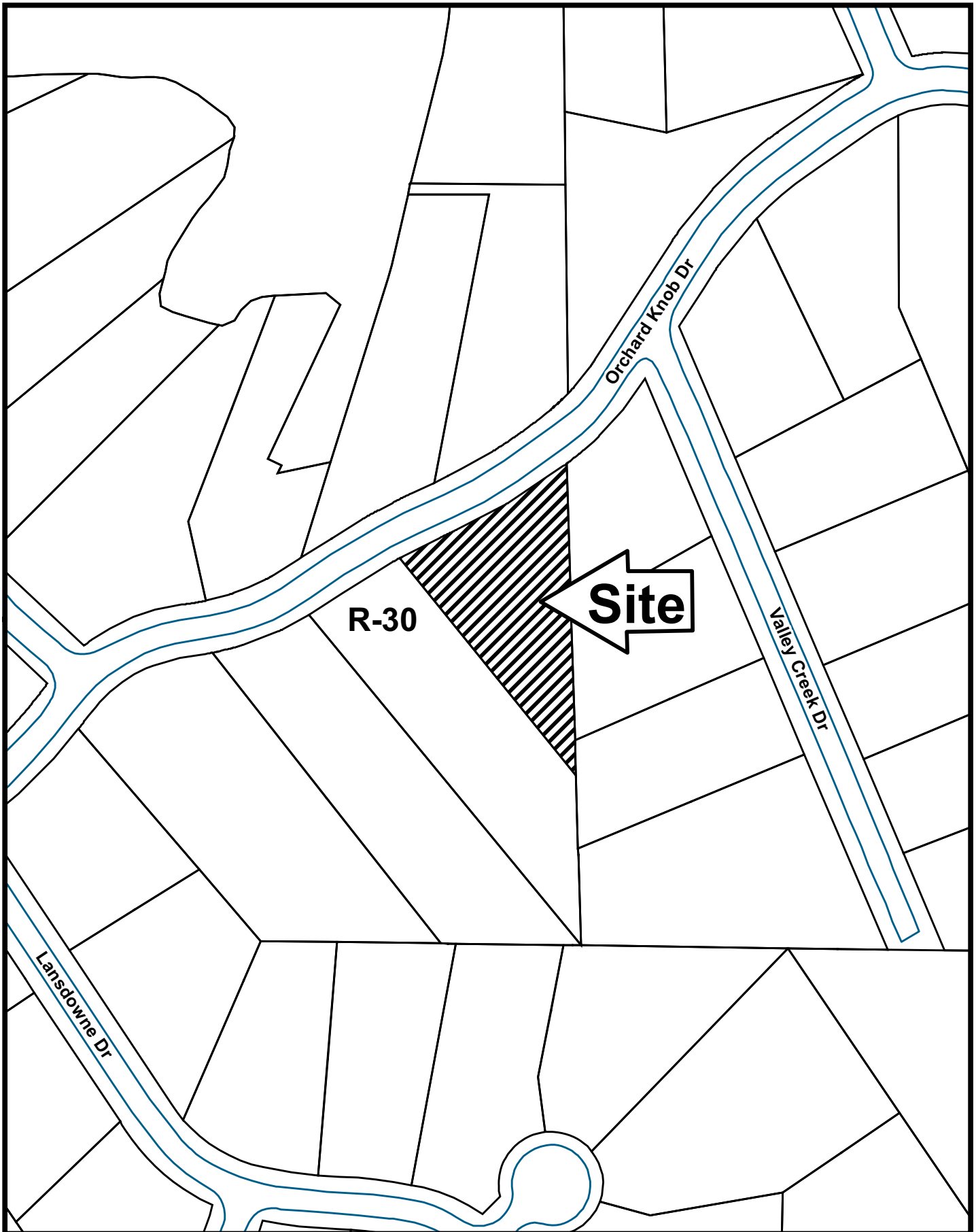
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-12



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-12

Hearing Date: 2-11-09

Applicant RICHARD A. DENNY III Business Phone 770-818-4056 Home Phone 770-436-7071

RICHARD A. DENNY III Address 2792 ORCHARD KNOB RD ATLANTA, GA
(representative's name, printed) (street, city, state and zip code) 30339

[Signature] Business Phone 770-818-4056 Cell Phone 404-456-1894
(representative's signature)

My commission expires: 1-01-08-2009

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder RICHARD A. DENNY III Business Phone 770-456-1894 Home Phone 770-436-7071

Signature [Signature] Address 2792 ORCHARD KNOB RD ATLANTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339

My commission expires: 1-01-08-2009

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-30

Location 2792 ORCHARD KNOB ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 0889 District 17 Size of Tract .568 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.

Need additional storage above garage with safe permanent stairs vs. drop down stairs. Storage need for off season yard, gardening, and automobile equipment

List type of variance requested: Increase size of allowable floor area to exceed 8000 by using existing floor/ceiling assembly in place to increase storage area by approx. 750 sq ft