

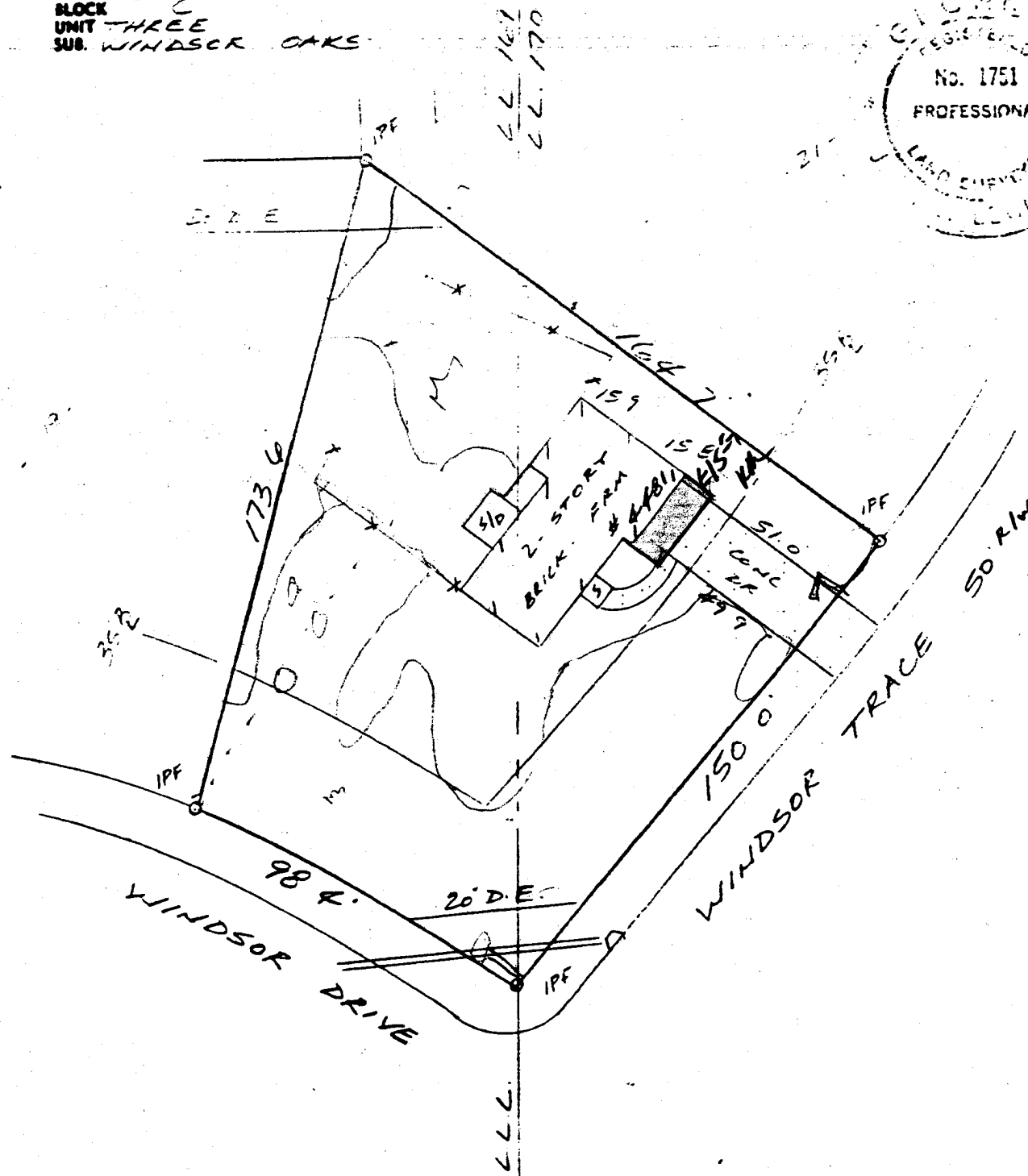
V-19
(2009)

49149

LOT 200
BLOCK THREE
UNIT THREE
SUB. WINDSOR OAKS



MAG. NORTH



PROPERTY OF **BRIAN D. STONE**
AMY E. STONE

LAND LOT 169 & 170 16TH DISTRICT 2ND SECT
1688 COUNTY GEORGIA

SCALE 1" = 40 DATE: 3-28-89
REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT

Paul L. Lewis III

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

NO. 90346

APPLICANT: Kevin Kremer **PETITION NO.:** V-19
PHONE: 678-494-0110 **DATE OF HEARING:** 03-11-09
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 169, 170
PROPERTY LOCATION: Located at the northeast **DISTRICT:** 16
intersection of Windsor Drive and Windsor Trace **SIZE OF TRACT:** .47 acre
(4481 Windsor Trace). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback on lot 20 from the required 30 feet to 15 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: The proposed addition will not significantly increase the impervious coverage or runoff for this lot since the majority of the expansion is over the existing driveway. 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: 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**

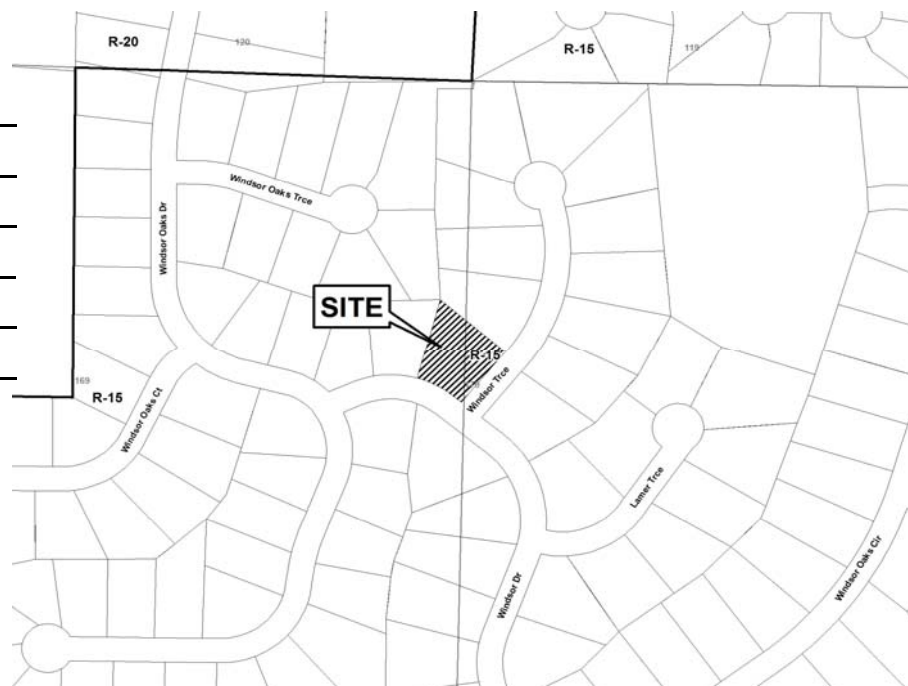
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

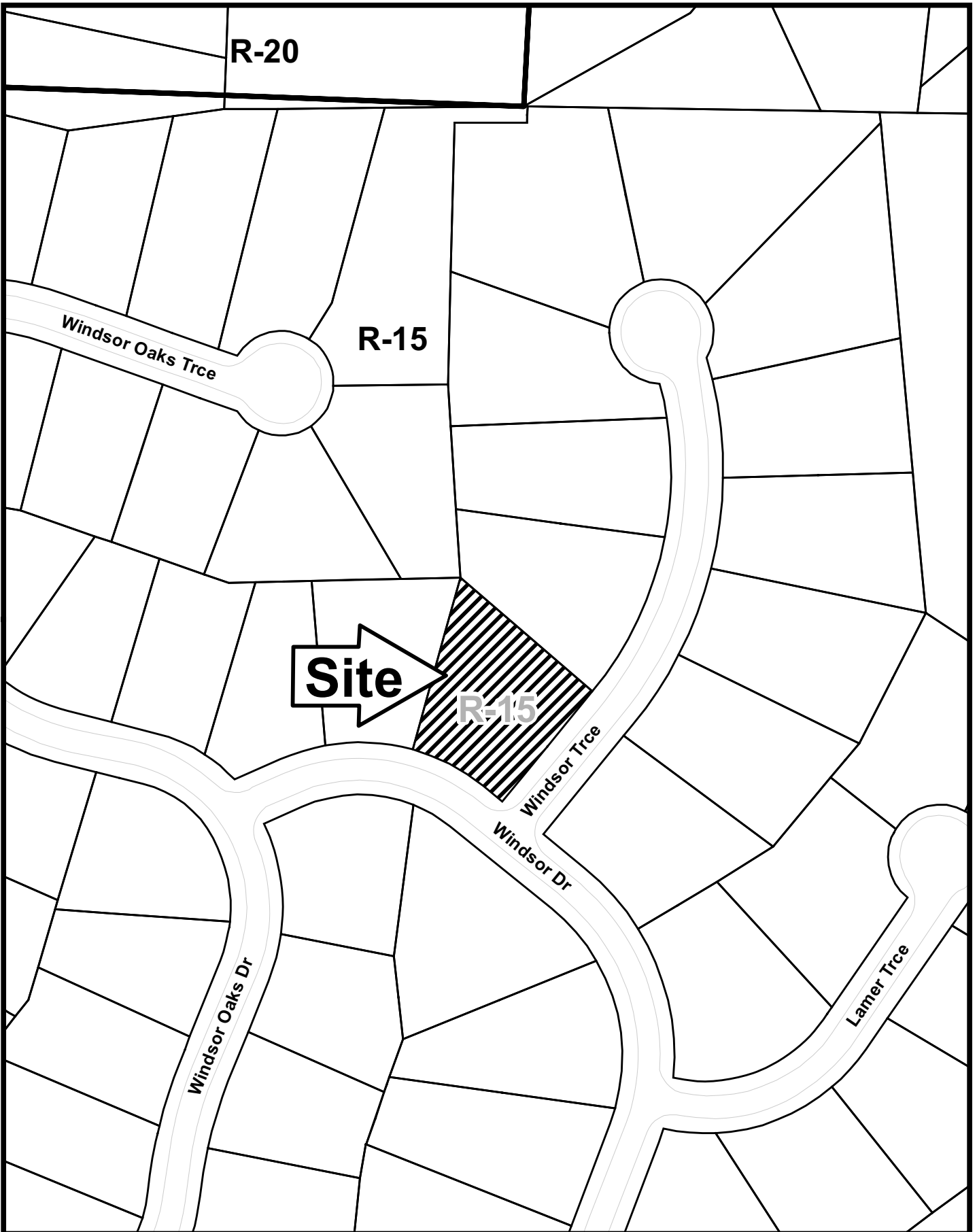
REJECTED **SECONDED**

HELD **CARRIED**

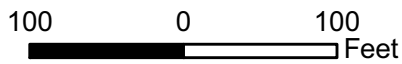
STIPULATIONS:





V-19



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



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

KEVIN KREMER

(type or print clearly)

Application No. V-19

Hearing Date: 3-11-09

Sue ATTACHED.

Applicant BRIAN D. STONE

Business Phone 770-619-2191

Home Phone 770-926-6051

Address 4481 WINDSOR TRACE, MARIETTA, GA
(street, city, state and zip code) 30066

(representative's name, printed)

Business Phone _____

Cell Phone 678-395-1230

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder BRIAN D. STONE + Amy E. STONE Business Phone 678-395-1230 Home Phone 770-926-6051

Signature Brian D. Stone Amy E. Stone Address: 4481 WINDSOR TRACE, MARIETTA, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
**My Commission Expires
April 19, 2010
Cobb County, Georgia**

Signed, sealed and delivered in presence of:

Virginia M Kremer
Notary Public

Present Zoning of Property R-15

Location 4481 WINDSOR TRACE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 169 / 170 (P) 56 District 16th Size of Tract 0.47 B 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 2,650 sq ft Shape of Property TRAPEZOID Topography of Property SLOPING 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.

Home is built on a corner lot. It sits on the corner of Windsor Trace and Windsor Drive. Setbacks and placement of the home are consistent with Windsor Trace code defines the front of a corner lot as the shortest street frontage. This makes the Windsor Drive side of my home the front - which makes the existing side of my home the back. Existing home is built for 15' setback from side the side - which puts about 1/2 the home over

List type of variance requested:

WAIVE THE REAR SETBACK FROM 30FT TO 15FT.
REQUEST variance of setback of back property line to allow extension of garage over existing driveway ~ 8 feet.

Exhibit "A" 1 of 2
V-19 (2009)
Existing
Condition

