

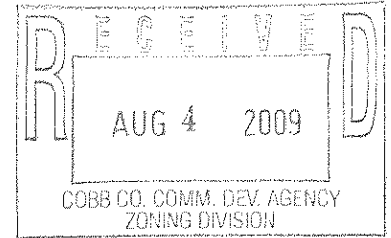
**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING "OTHER BUSINESS"
AUGUST 12, 2009**

ITEM #1

PURPOSE

To consider amending the stipulations regarding V-12 (RICHARD A. DENNY, III) of February 11, 2009, for property located on the south side of Orchard Knob Road, west of Valley Creek Drive in Land Lot 889 of the 17th District (2792 Orchard Knob Drive).

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August 3, 2009

Mr. Mark Danneman
191 Lawrence Street
Marietta, GA - 30060-1689

RE: Property of Richard A. Denny, III, located at 2792 Orchard Knob Road Atlanta, Cobb County, GA 30339, Cobb Board of Zoning Appeals Agenda of August 12th, 2009, Case V-12

Dear Mark:

We have conferred on this case, and my client's and my hope is to generate more light than heat in attempting to resolve this matter.

I attach a number of photos (with copies for the Board members), which depict the current views of my client's garage, juxtaposed to his neighbor's house. I submit that any and all reasonable perspectives are that Mr. Denny's use of his garage and his property is not visually problematic.

The use which Mr. Denny intends to make of his garage is typically that of a garage—the covered parking of automobiles and incidental household storage. Mr. Denny also enjoys caring for his automobiles, including waxing them, which he prefers to do in something other than pizza oven temperatures.

In that vein, Mr. Denny wishes to install and use a central air conditioning system in his garage. This proposed use has been met with a recitation of potential horrors by a neighbor, including the possibility of use of the garage as living space or as a home office. Mr. Denny has no such intention, and will commit not to use his garage as living space or as an office, should the Board permit his use of a central air conditioning system in his garage.

If so allowed, Mr. Denny stipulates to the following:

- 1) The central air conditioning may be utilized in his garage;
- 2) No window air conditioning unit will be allowed, and once this is approved, Mr. Denny will permanently patch and paint the former window unit location;
- 3) The garage will not be heated;

- 4) The garage will not be plumbed;
- 5) The garage will not be used as an office; and
- 6) The garage will not be used for residential purposes.

Thank you for your assistance in this matter. Please let me know if either I or Mr. Denny can be of any additional assistance in this matter.

Sincerely,

Mark A. Johnson, P.C.

A handwritten signature in black ink, appearing to read 'Mark A. Johnson', written over a horizontal line.

Mark A. Johnson

MAJ
Attachments
cc: Richard Denny

