

APPLICANT:	Royce E. Leonardson	PETITION NO.:	V-62
PHONE:	770-973-2994	DATE OF HEARING:	08-12-09
REPRESENTAT	TIVE: same	PRESENT ZONING:	R-20
PHONE:	same	LAND LOT(S):	889, 912
PROPERTY LOCATION: Located on the west side of		DISTRICT:	16
Wooded Hills Drive, north of Sewell Mill Road		SIZE OF TRACT:	.601 acre
(1349 Wooded Hills Drive).		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the maximum allowable coverage of 35% to 47%; and 2) waive the required setback for an accessory structure over 650 square feet (existing 1,392 square foot detached garage) from the required 100 feet to 71 feet adjacent to the north property line, 36 feet adjacent to the west property line and 38 feet adjacent to the south property line.

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 and showing the locations of all improvements. 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: This parcel is significantly over the allowable impervious coverage limit by 3,177 square feet. This results in a large volume of excess runoff onto the adjacent parcel to the south as well as the public right-of-way on Wooded Hills Drive. The applicant needs to provide a plan to address this issue either by removing excess pavement or providing mitigation measures to reduce runoff from the lot.

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: There appears to be no encroachment with rear setback (10 foot requirement from edge of Sanitary Sewer Easement) as shown on applicant's site plan.

OPPOSITION: NO. OPPOSED	_PETITION NO	SPOKESMAN		_
BOARD OF APPEALS DECISION APPROVEDMOTION BY REJECTEDSECONDED_ HELDCARRIED_ STIPULATIONS:	R-20	SITE SI	To distance the state of the st	Minger Or Onks Ly Onks Ly Onks Ly Onks Ly

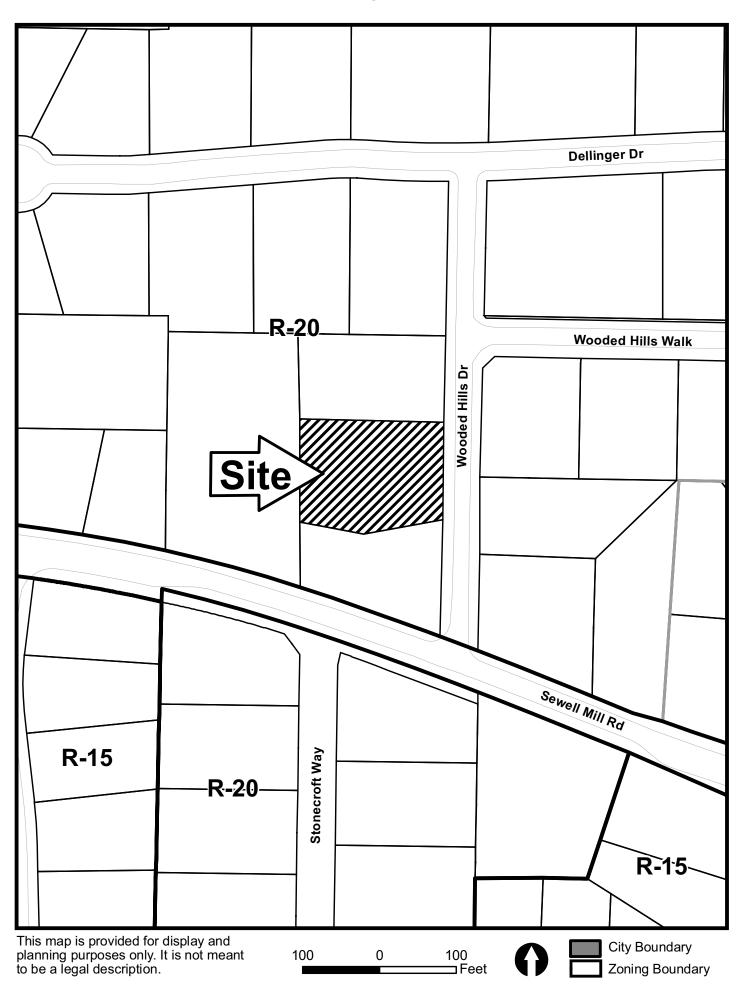
Cobb County Fire and Emergency Services

Applicant Name: Royce E. Leonardson

Petition Number: V-62 Date: July 31, 2009

Fire Marshal Comments

No comments for this request, however, not to be used for a group home or personnel care home, without Fire Department approval. If 4 or more unrelated occupants, the structure must meet NFPA 101 Occupancy requirements.



Application for Variance Cobb County

(type or print clearly)

Application No.
Hearing Date: 8-12-09

	ouring Butter
Applicant Royce E. LEONARDSON Business Phone N/A	Home Phone 770-973-2994
Address 1349 WUUDED	HILLS DRIVE MARIETPA
(representative's name, printed) (street, city,	state and zip code) SA 30062
Business Phone	
(representative's signature)	
Signed, seal	ed and delivered in presence of:
Notary Public, Cobb County, Georgia My commission expires: My Commission Expires February 3, 2011	2 osur
My commission expires.	Notary Public
Titleholder ROYCE E LEONARDSON Business Phone N/A	Home Phon 270-973-2994
Signature Address: 1349 wood (attach additional signatures, if needed) Leveran R. Levrand JOSUE GARCIA Street, city, Debaran R. Levrand JOSUE GARCIA Signed seal	state and zip code) GA 30062
(attach additional signatures, if needed) (attach additional signatures, if needed) (attach additional signatures, if needed) NOTARY PUBLISigned seal NOTARY PUBLISIGNED COBB COUNTY COB COBB COUN	ad and delivered in presence of
NOTARY PUBLISHED SEAL	ed and derivered in presence of
My commission expires: Nov. 02, 2010 COBB GEORGIA	Notary Public
STATION Expires Nov.	round I dollo
Par My Comme	
Present Zoning of Property	
My commission expires: Nov. 02, 2010 COBB COUNTY COBB COUNTY STATE OF GEORGIA Present Zoning of Property R-20 HILLS DRIVE (street address, if applicable; nearest intersection, et	-)
Land Lot(s) 889+912 District 16 TH S	
Please select the extraordinary and exceptional condition(s) to the piece of property involved.	ece of property in question. The
Size of Property Topography of I	PropertyOtherX
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb Code determine that applying the terms of the Zoning Ordinance without the valuable. Please state what hardship would be created by following the normal weaker respectfully Requesting An Increment the Exsisting Impervious Surface As It Our 4000 saft, home allows for A margur we are requesting A minimum of Are for 2 attached Rental Units and 4 vehice	Trance would create an unhecessary mal terms of the ordinance. FASE TO 47% FOR PRESENTLY STANDS. XIMUM OF 10 VEHICLES 6 VEHICLES. 2 VEHICLES LES FOR OCCUPANTS XCONTINUES
List type of variance requested: WAIVE THE MAXIMUM COVENAGE OF 3590 TO 4790	ALLOWABLE

Revised: December 6, 2005

* continued from page one of the Application for Variance

Parking consisted of 2 vehicles in the 2 car garage, 1 vehicle outside and to the left of the garage, 1 or more vehicles parked in the carport and a minimum of 2 vehicles on the front parking area adjacent to the 2 attached apartment. The additional driveway is for vehicle traffic.

A parking pad was added in the rear of the property to accommodate the parking of a recreational vehicle belonging to my mother-in-law which will in the future be transferred to us. This arrangement was to keep the RV off the street to allow for better traffic flow on Wooded Hills Drive. This was a courtesy to our neighbors at great expense to my mother-in-law.

The garage and adjacent parking area was built in 2005 and inspected and passed by Cobb County on September 15, 2005.