

APPLICANT: Larry E. Pace **PETITION NO.:** V-70
PHONE: 770-977-2321 **DATE OF HEARING:** 09-10-09
REPRESENTATIVE: Larry E. Pace **PRESENT ZONING:** R-20
PHONE: 770-977-2321 **LAND LOT(S):** 261
PROPERTY LOCATION: Located at the southeast **DISTRICT:** 16
intersection of Pete Shaw Road and Vinson Drive **SIZE OF TRACT:** 0.55 acre
(3055 Pete Shaw Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 2,400 square foot two story detached garage) from the required 100 feet from any property line to 30 feet adjacent to the south property line, 45 feet adjacent to the west property line and 21 feet adjacent to the east property line; and 2) waive the front setback from the required 40 feet to 35 feet (existing).

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 owner has extended a drainage pipe across the rear of this lot. The subdivision plat should be re-recorded to reflect a 20 foot private drainage easement and the proposed structure relocated outside this easement (a minimum of 10 feet from the existing 24 inch pipe).

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.

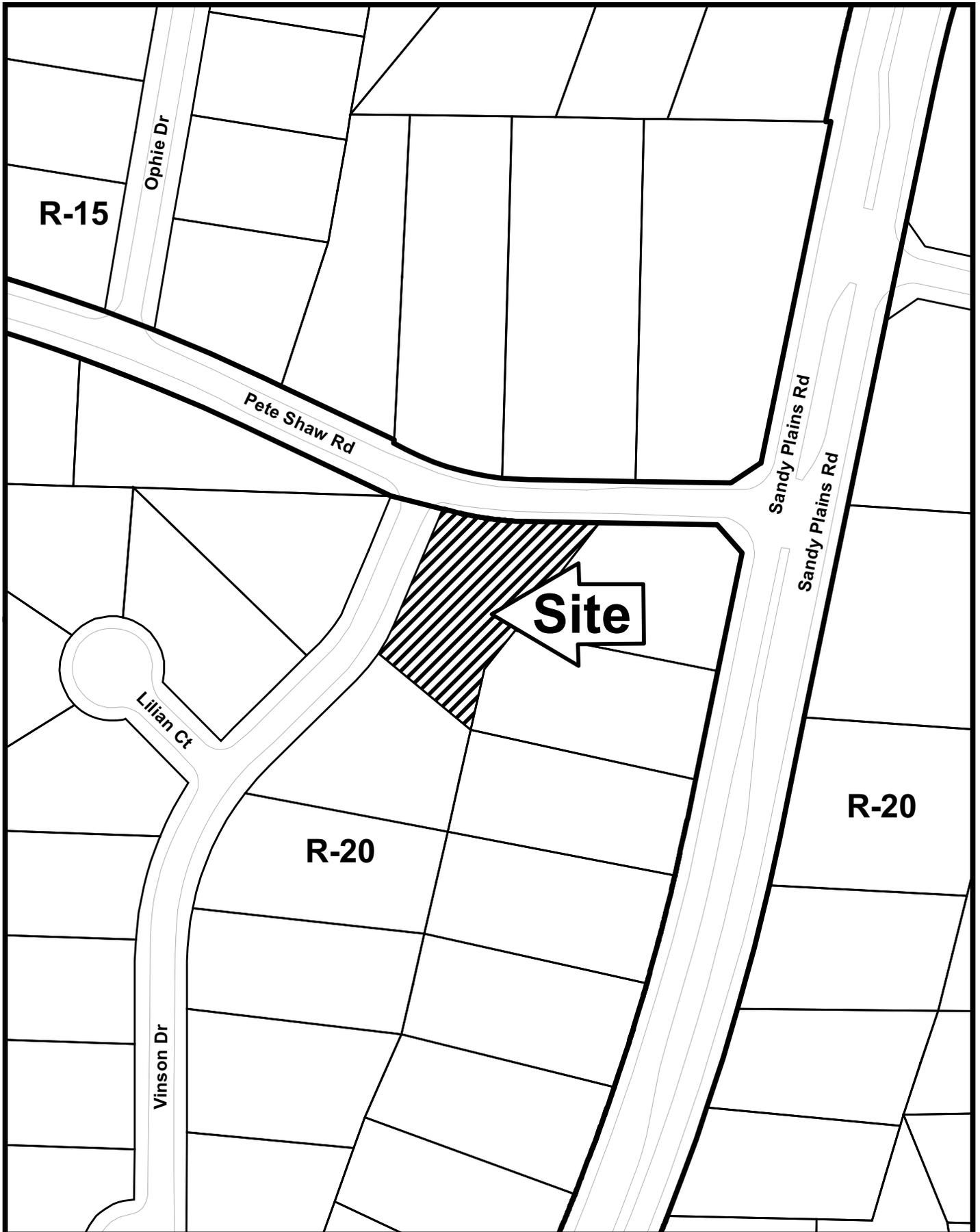
SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

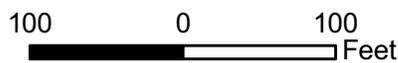
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



V-70

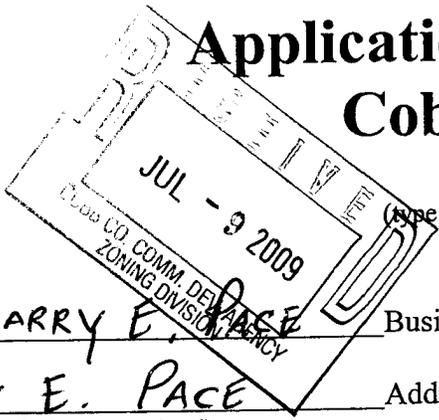


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(Type or print clearly)

Application No. V-70
Hearing Date: 9-10-09

Applicant LARRY E. PACE Business Phone _____ Home Phone 770-977-2321

LARRY E. PACE Address 3055 PETE SHAW RD.
(representative's name, printed) (street, city, state and zip code) MARIETTA, GA 30066

Larry E. Pace Business Phone _____ Cell Phone 404-234-3876
(representative's signature)

KATHY GARMON
NOTARY PUBLIC
Cobb County - State of Georgia
My Comm. Expires Oct. 22, 2009

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder LARRY E. & GWEN H. PACE Business Phone _____ Home Phone 770-977-2321

Signature Larry E. Pace Gwen H. Pace Address: 3055 PETE SHAW RD.
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30066

My commission expires: 6-16-2012
PATRICIA R JACOBS
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 6-16-2012
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-20

Location 3055 PETE SHAW RD. VINSON DR.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 District 16TH Size of Tract .55 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.

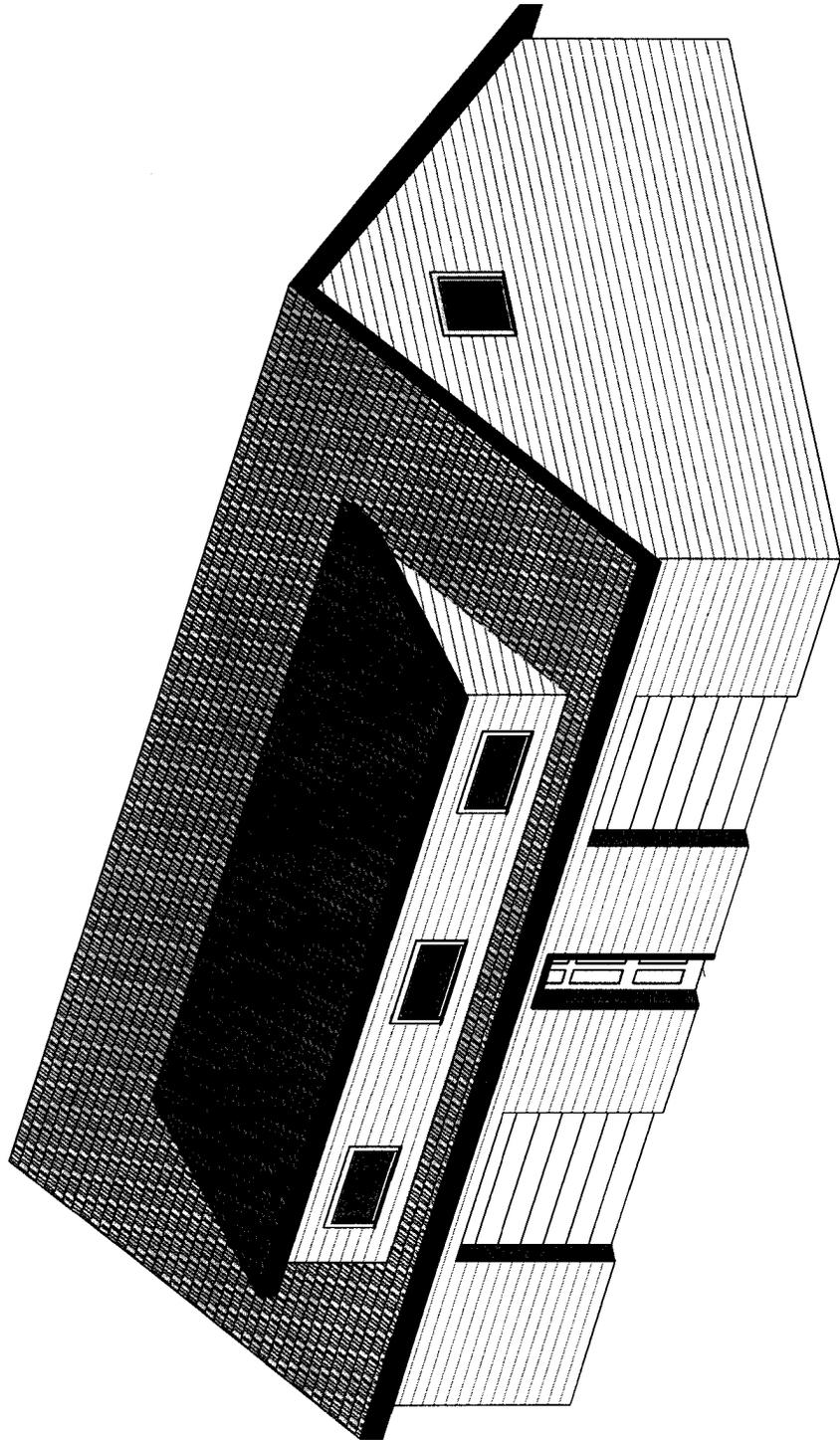
Size of Property _____ Shape of Property Topography of Property _____ Other

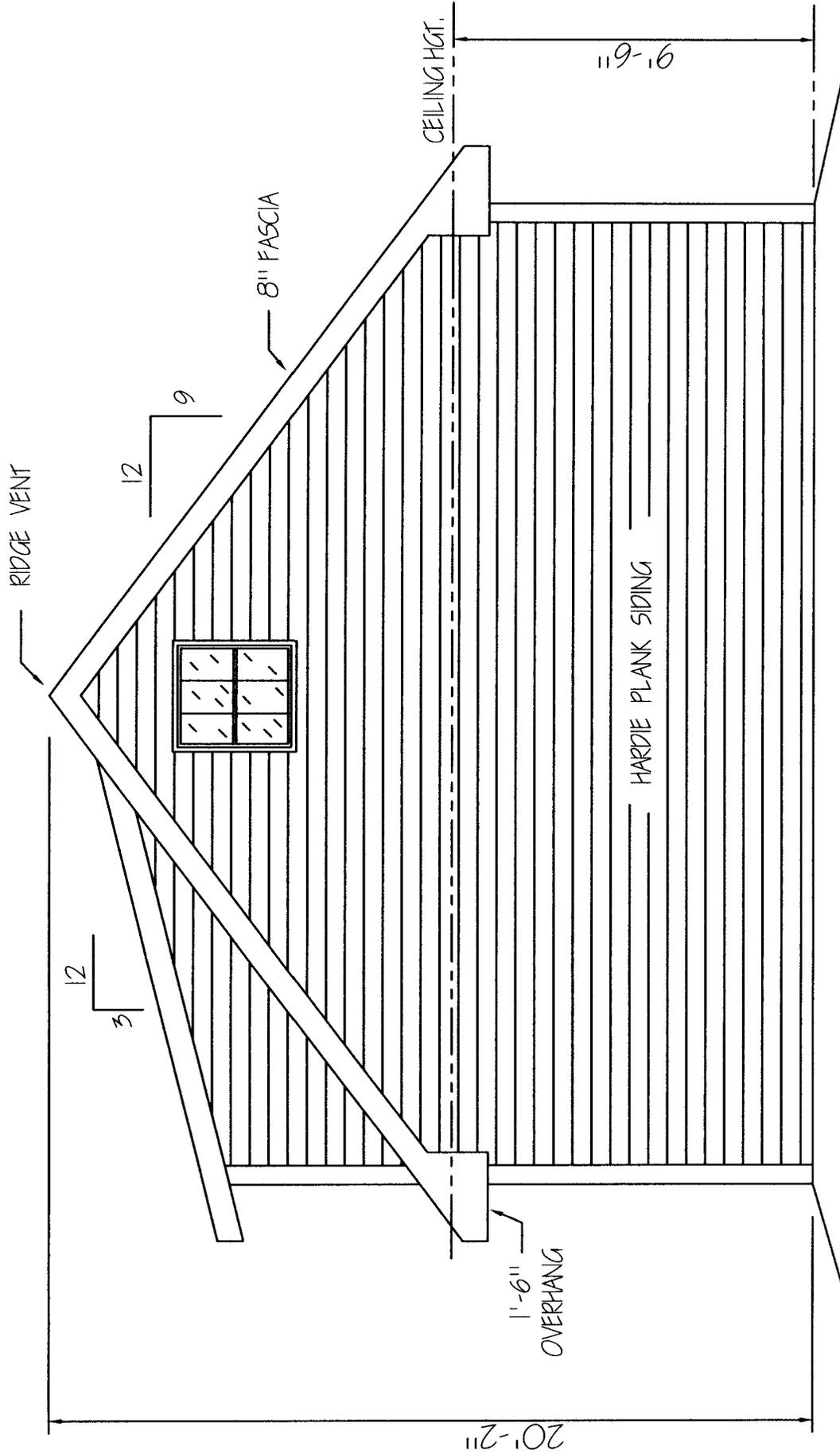
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

SEE ATTACHMENT "A".

List type of variance requested: REDUCTION IN THE ACCESSORY BUILDING SETBACK REQUIREMENT OF ORDINANCE TO THE SETBACKS AS SHOWN ON PLAT

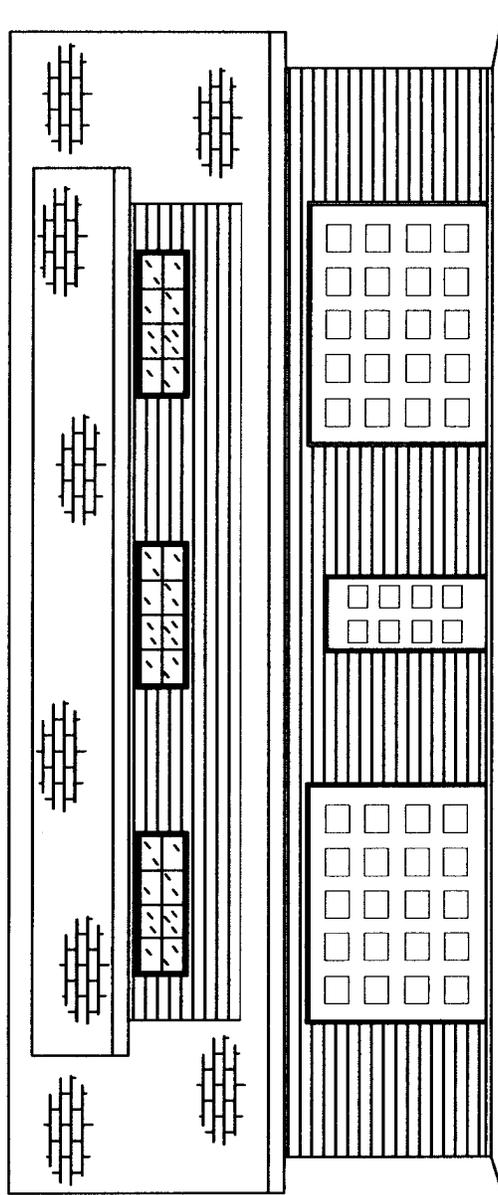
Note: See Attachment "B" for building elevations.





RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE : 1/8" = 1'-0"

V-70
2009

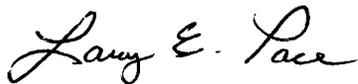
Attachment "A"

Zoning Variance For Larry Pace

A hardship would be created if the normal terms of ordinance (650 sq.ft. bldg.) were followed by not allowing adequate sq. footage of the intended purpose of the proposed accessory building. The purpose of the accessory building is to house my two(2) small (16' length) fishing boats so that the boats are removed from my driveway on the end of my house and out of the elements. [The costs for boat storage would be approximately \$165.00 per month.]

Also, I need additional storage space for personal items (Christmas decorations, seasonal items, family heirlooms, hand tools, fishing equipment, etc...). [My house is one-level , 1800 sq.ft.] Additional space is needed for a work area for small woodworking (that I do as a hobby) equipment (small table saw, bench drill press, 2 bench sanders, grinder and small lathe) . [This would not be a business.] I plan on retiring in 2010 after 40 years of teaching(all in Cobb County) and I would like to have an area to continue my woodworking hobby.

Thanks for consideration of this zoning variance.



Larry E. Pace