

APPLICANT:	Maria E. Landestoy	PETITION NO.:	V-84
PHONE:	678-429-0051	DATE OF HEARING:	11-11-09
REPRESENTAT	TIVE: same	PRESENT ZONING:	R-20
PHONE:	same	LAND LOT(S):	21
PROPERTY LOCATION: Located on the south side of		DISTRICT:	1
Hunting Hound Lane, west of Fox Hound Parkway		SIZE OF TRACT:	.56 acre
(4585 Hunting Hound Lane).		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: Allow two accessory structures over 144 square feet (proposed 210 square foot outdoor kitchen and 255 square foot gazebo) to be 17 feet from the rear property line and 7 feet from the eastern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On August 24, 2009 application was made for a permit and the permit was denied due to a possible encroachment into the drainage easement and setback. Application for a permit was not made prior to the construction of the gazebo and grill. If the variance is approved a permit will be required for both structures. If this variance request is approved, a plat revision must be recorded showing completed improvements, referencing the variance case and 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. If retaining walls are necessary to build this structure, a separate permit may be required for the walls. Call 770-528-2147.

STORMWATER MANAGEMENT: A portion of the accessory structures (outdoor kitchen and gazebo/firepit) extend into the recorded 20 foot drainage easement located at the rear of the property. Although there does not appear to be any existing conveyance channel or significant flow associated with this drainage easement, if this variance is approved, a hold harmless agreement will be required for these encroachments.

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.

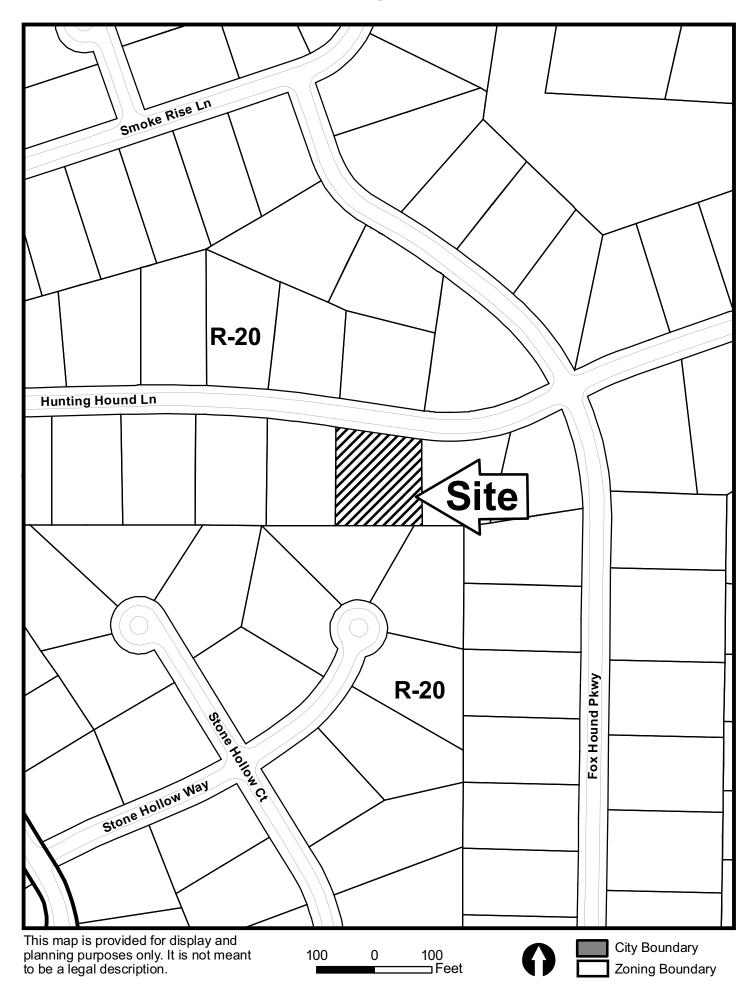
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict with public sewer. There is a private sewer lateral likely located from house to southwest corner of property, and this should be marked and avoided in future projects.

OPPOSITION: NO. OPPOSED____PETITION NO.____SPOKESMAN____

BOARD OF APPEALS DECISION	
APPROVEDMOTION BY	R-20 Samble Rilate Lin
REJECTEDSECONDED	654 R-20
HELDCARRIED	
STIPULATIONS:	Hunting Hound Ln
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Application for Variance Cobb County

Application No. U-84 (type or print clearly) Hearing Date: ___ Applicant Maria E. Landes by Business Phone 678429005/Home Phone Address (representative's name, printed) MARK T. TRINGLE NOTARY PUBLICA, sealed and delivered in presence of: Cobb County - State of Georgia My commission expires: [[Mmc] My Comm. Expires Mar. 11, 2012 Business Phone ______Home Phone _____ Titleholder Address: ____ Signature (street, city, state and zip code) (attach additional signatures, if needed) Signed, sealed and delivered in presence of: Notary Public, Cobb County, Georgia My Commission Expires February 3, 2011 My commission expires: **Notary Public** Present Zoning of Property (street address, if applicable; nearest intersection, etc.) ____Size of Tract $_{-}$, 5%Acre(s) District Land Lot(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 ______ Topography of Property _____ 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. List type of variance requested:

Revised: December 6, 2005