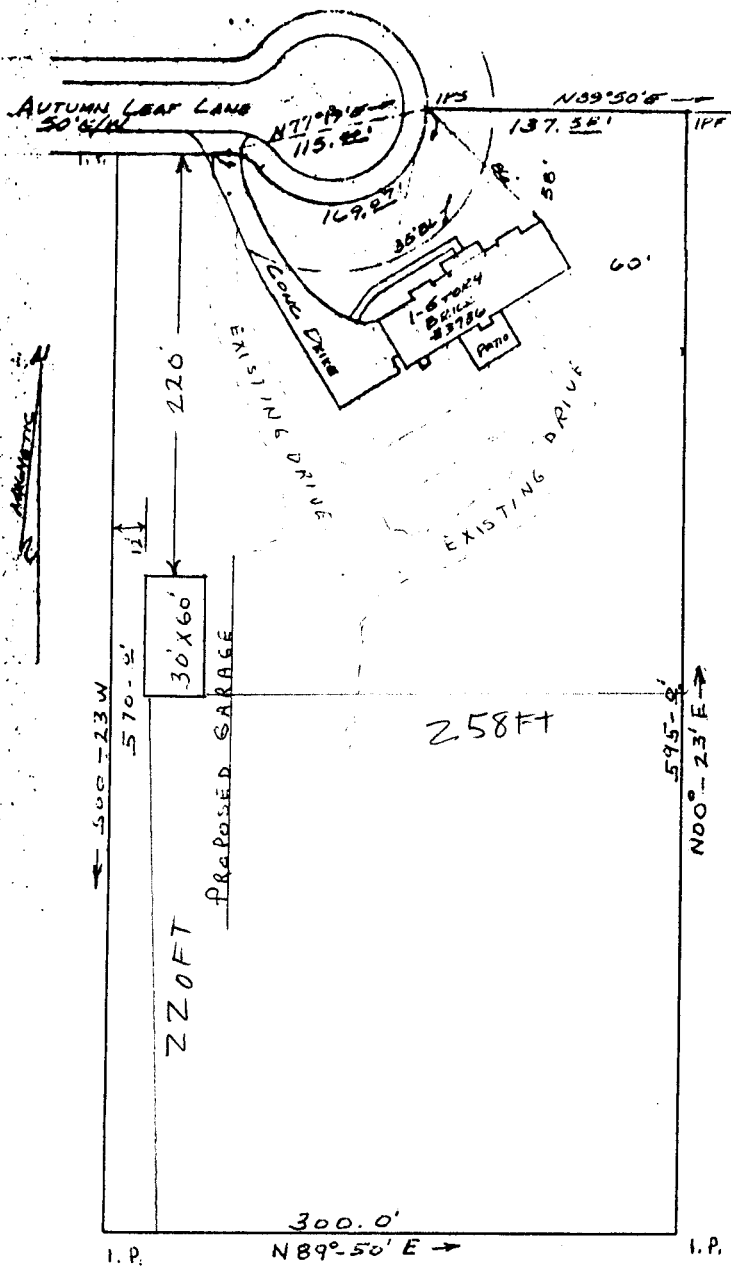


V-90
(2009)

LL 346 LL 345
LL 375 LL 376



1800 SQFT



I have, this date examined the FIA official flood hazard map and have determined that this property is not in an area having special flood hazards.

Ref: Plat book 67 p. 98.

PART OF LOT 2 BLOCK _____
 AUTUMN RIDGE SUB-DIVISION, SECTION "D"
 LL 375, 16TH DISTRICT 2ND SECTION
 COCOA COUNTY, GEORGIA

DATE 10/31/77 SCALE 1" = 80'
 MADE FOR LOYAL F. HARRIS

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
William M. Herndon, Jr.

BI-JO and ASSOCIATES

MARIETTA, GEORGIA 971-5079

APPLICANT: Loyal F. Harris **PETITION NO.:** V-90
PHONE: 404-569-4890 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 375
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Autumn Leaves Lane, south of Blackwell Road **SIZE OF TRACT:** 4 acres
(3736 Autumn Leaves Lane). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 1,800 square foot garage) from the required 100 feet to 12 feet from the western 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 prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Even though this parcel is large, the existing topography limits the location of a large garage structure. Since a portion of the naturally flat area proposed for the new garage currently drains towards the adjacent residential property to the west, it is recommended that gutters be installed on the structure and the downspouts directed to discharge into the existing onsite lake.

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** _____

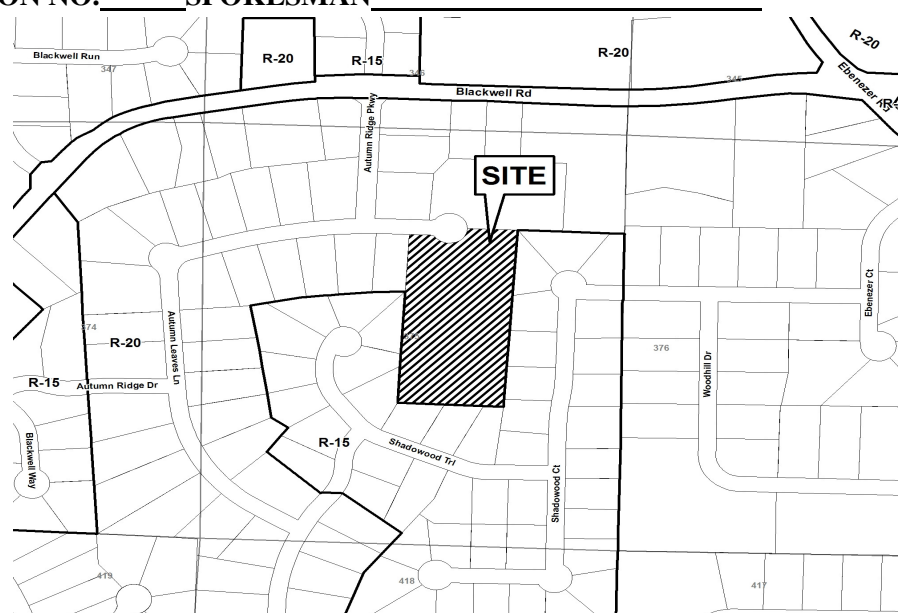
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-90
Hearing Date: 12-9-09

Applicant Loyal F. Harris Business Phone 404-569-4890 Home Phone 770-971-8840

Loyal F. Harris Address 3736 Autumn Leaves Ln. Marietta GA
(representative's name, printed) (street, city, state and zip code) 30066

Loyal F. Harris Business Phone _____ Cell Phone _____
(representative's signature)

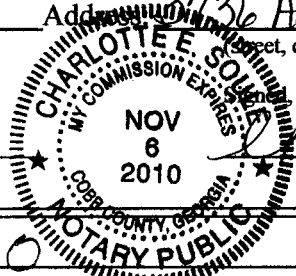
Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:
J. Young
Notary Public

Titleholder Loyal F. Harris Business Phone 404-569-4890 Home Phone 770-971-8840

Signature Loyal F. Harris Address 3736 Autumn Leaves Ln Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 11/6/2010
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
Charlotte E. Howell
Notary Public



Present Zoning of Property R-20

Location 3736 Autumn Leaves Ln. Marietta 30066 (Blackwell Rd & Autumn Ridge Pkwy)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 375 District P25 Size of Tract 4 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 4 acres Shape of Property Rect. 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.

To store Classic cars, boat & tractor, motorcycle

List type of variance requested: setback to 12' From property line.
ALLOW AN ACCESSORY STRUCTURE TO BE 20'

Note: see Exhibit "A" for building rendering.

