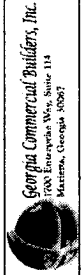


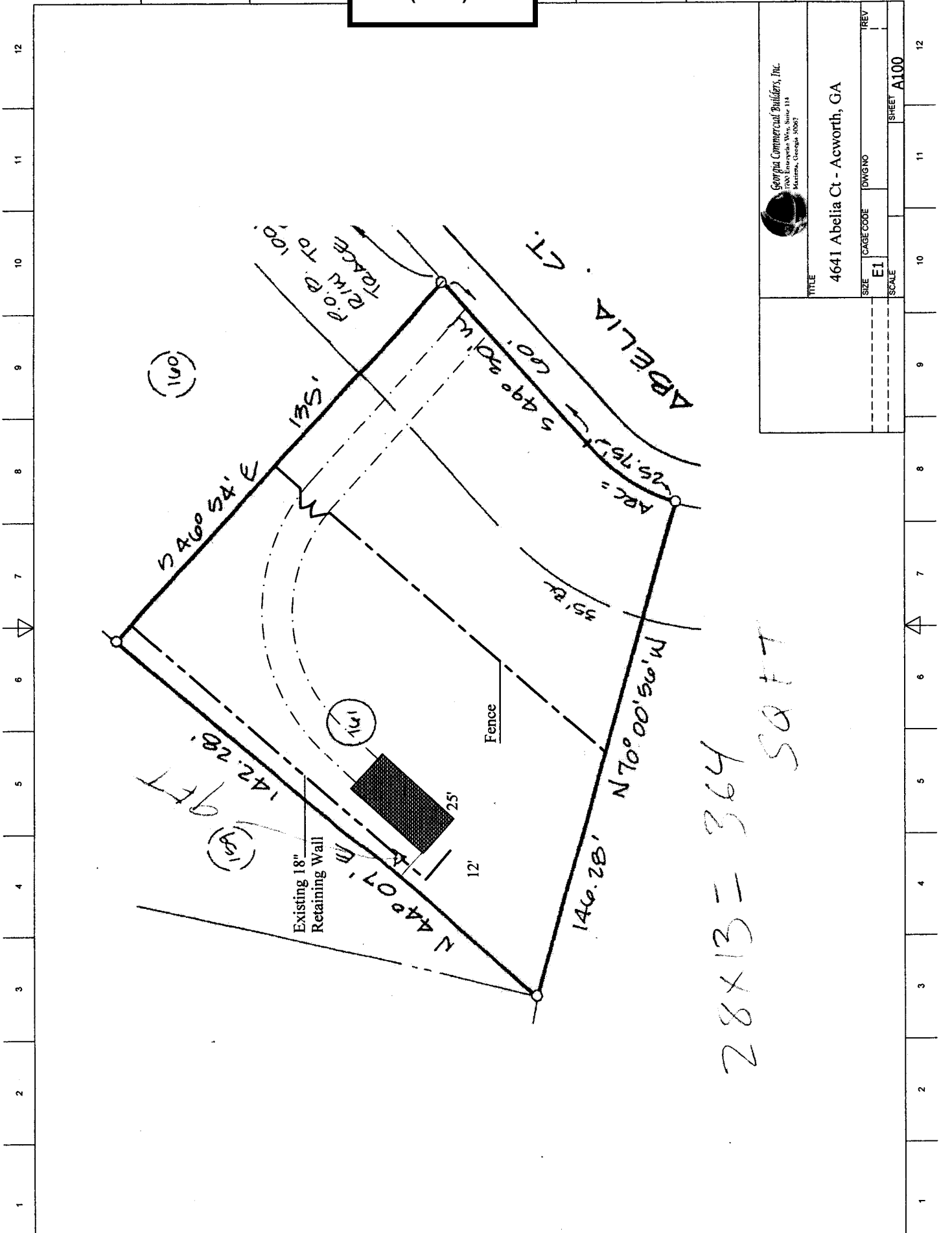
V-21  
(2010)



Georgia Commercial Builders, Inc.  
1705 Peachtree St., Suite 114  
Marietta, Georgia 30067

TITLE  
4641 Abelia Ct - Acworth, GA

SIZE	CAGE CODE	DWGNO	REV
E1			
SCALE			SHEET A100



28x13 = 364  
SAFT

142.20'  
9FT

Existing 18"  
Retaining Wall

Fence

ABELIA CT.

S 46° 54' E  
135'

N 70° 00' 56" W  
146.28'

P.O.B. TO  
TRACE

ARC = 35'  
RADIUS

N 44° 07' 10" W  
142.20'

12'

25'

(100)

(101)

(102)

12 11 10 9 8 7 6 5 4 3 2 1

A B C D E F G H

**APPLICANT:** L. Frank Shirley **PETITION NO.:** V-21  
**PHONE:** 404-881-6599 **DATE OF HEARING:** 03-10-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 22  
**PROPERTY LOCATION:** Located on the north- **DISTRICT:** 20  
westerly side of Abelia Court, south of Boxwood Trace **SIZE OF TRACT:** .39 acre  
(4641 Abelia Court). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 364 square foot garage) on a lot without a primary structure; and 2) waive the rear setback for aforementioned accessory structure from the required 35 feet to 9 feet on lot 161.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If Variance is approved a Building Permit will be required prior to construction.

**STORMWATER MANAGEMENT:** Although the proposed structure location is the flattest portion of the site, there is nothing that would prevent movement to a more central location that would not require a variance. No adverse stormwater impacts are anticipated.

**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.

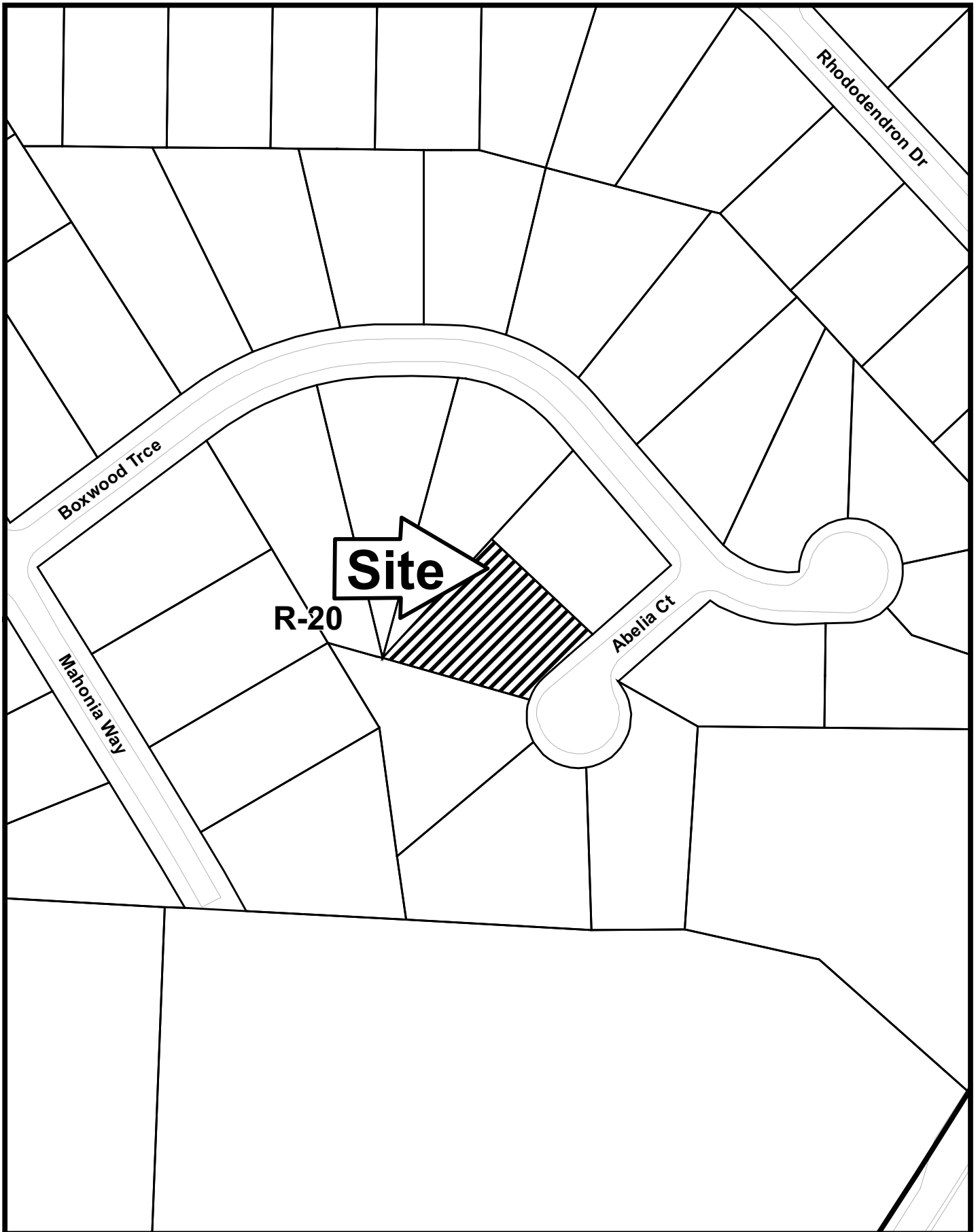
**SEWER:** No conflict. (In Clark Creek Sewer Assessment Area).

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

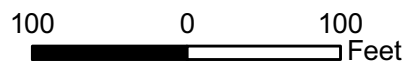
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-21



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)

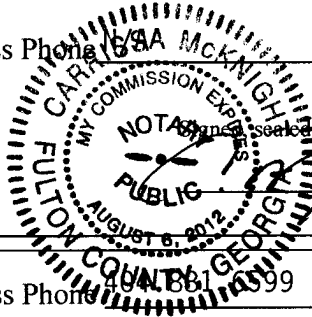
Application No. V-21  
Hearing Date: 3-10-10

Applicant L. Frank Shirley Business Phone 404.881.6599 Home Phone \_\_\_\_\_

L. Frank Shirley Address 4640 Abelia Ct. Acworth, Ga 30102  
(representative's name, printed) (street, city, state and zip code)

Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

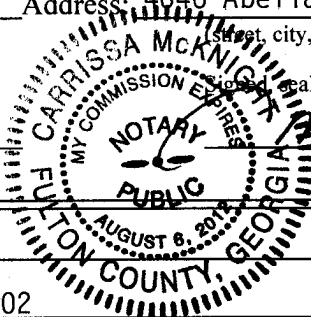
My commission expires: August 6, 2012  
Notary Public



Titleholder L. Frank Shirley Business Phone 404.881.6599 Home Phone \_\_\_\_\_

Signature L. Frank Shirley Address: 4640 Abelia Ct. Acworth, Ga 30102  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 6, 2012  
Notary Public



Present Zoning of Property 20002200600

Location 4641 Abelia Ct. Acworth, Ga 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 161 22 District 20th Size of Tract .35 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.

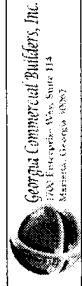
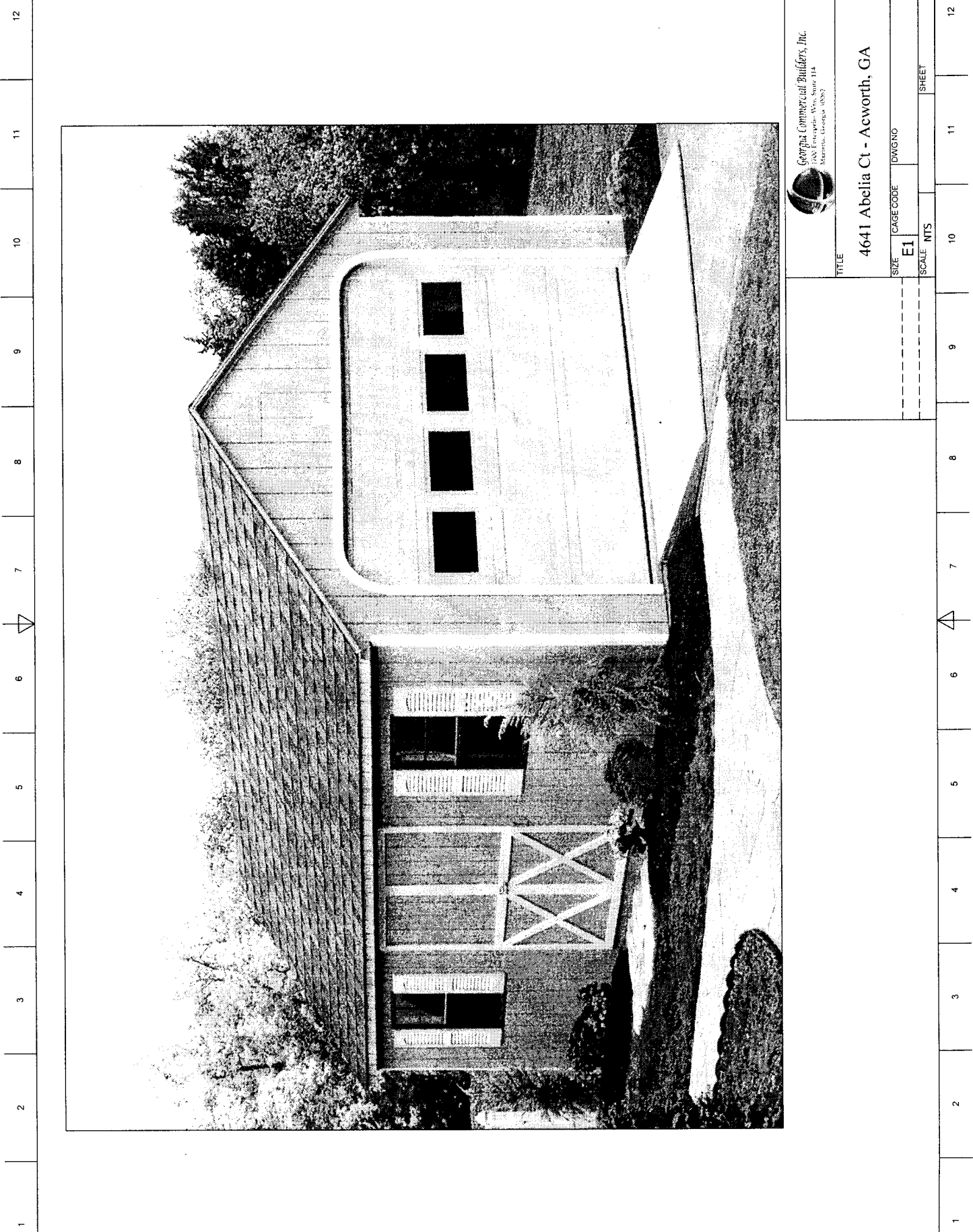
Size of Property N/A Shape of Property N/A Topography of Property N/A Other N/A

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.

N/A I need the variance because I am not allowed to build a storage shed on an empty lot without a variance.

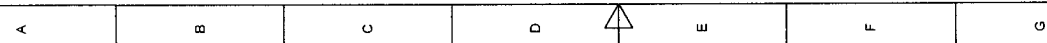
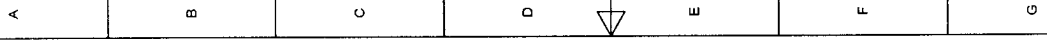
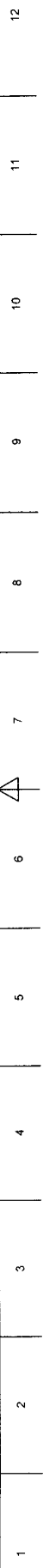
List type of variance requested: Request approval to construct a 25'x12' storage building in rear of the property behind existing fence.

**NOTE: See Exhibit "A" for building rendering**



Georgia Commercial Builders, Inc.  
100 Enterprise Way, Suite 114  
Marietta, Georgia 30067

TITLE	
4641 Abelia Ct - Acworth, GA	
SIZE	DWGNO
E1	
SCALE	SHEET
NTS	



H