

APPLICANT: Value Financial Services, Inc. **PETITION NO.:** V-42
PHONE: 512-314-2278 **DATE OF HEARING:** 05-12-10
REPRESENTATIVE: Melissa P. Haisten **PRESENT ZONING:** GC
PHONE: 770-422-7016 **LAND LOT(S):** 299
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
South Cobb Drive, north of Dink Lane **SIZE OF TRACT:** .932 acre
(1906 South Cobb Drive). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 12 feet (existing).

COMMENTS

TRAFFIC: Recommend no parking on the right-of-way.

DEVELOPMENT & INSPECTIONS: If the improvements shown on the variance plan application are to be built, plans must be submitted through the Site Plan Review process and a land disturbance permit will be required prior to the issuance of a building permit.

STORMWATER MANAGEMENT: No comment on the existing front setback variance. However, any site redevelopment or expansion will be required to meet all current stormwater management requirements.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Value Financial Services, Inc.

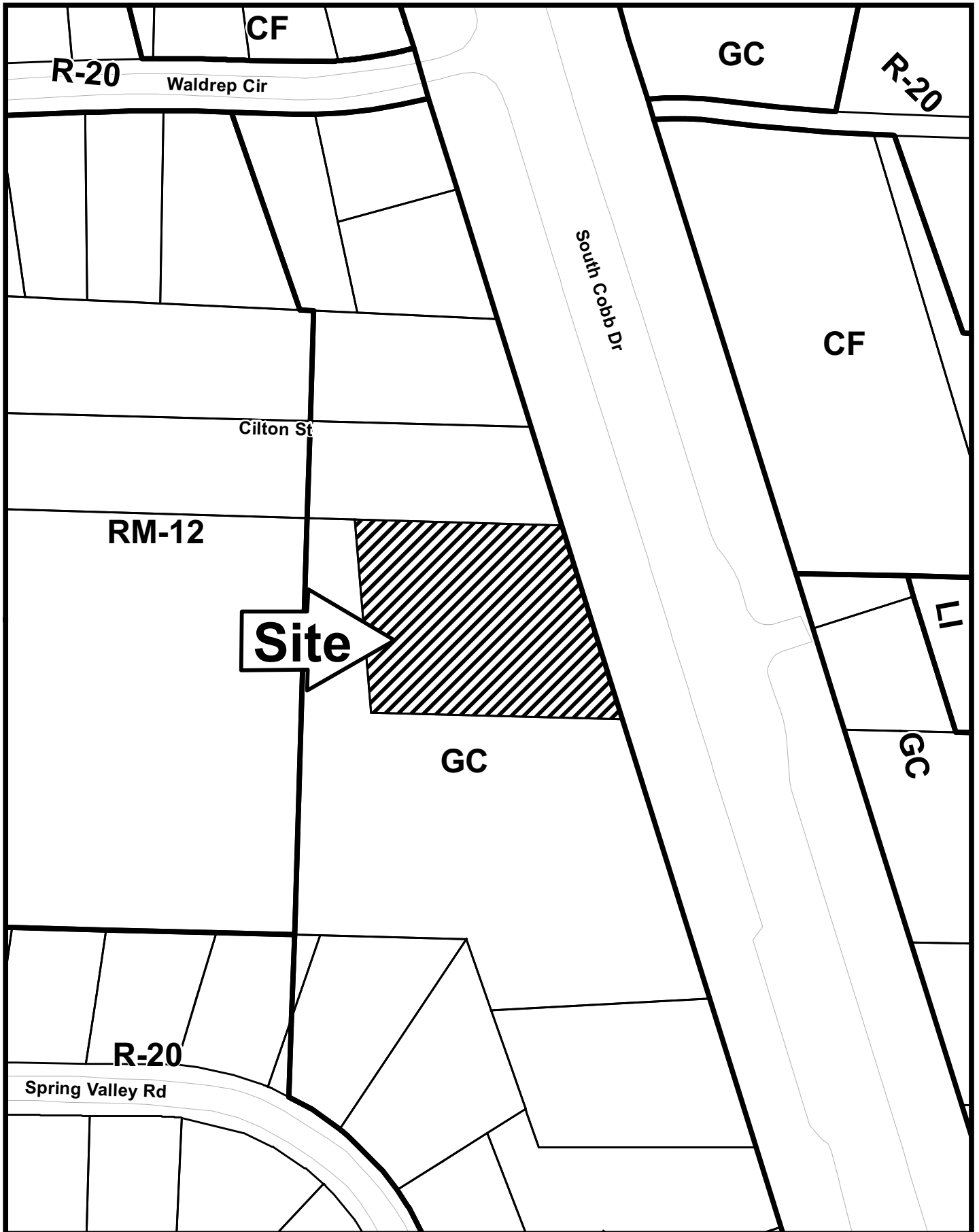
Petition Number: V-42

Date: 4/30/2010

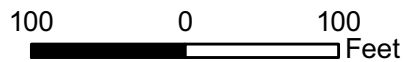
Fire Marshal Comments



No Comments, Building plans must be submitted to CCFMO to start Certificate of Occupancy process.

V-42



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

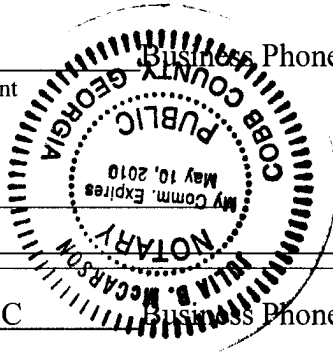
(type or print clearly)

Application No. V- 42
Hearing Date: 05/12/10

Applicant Value Financial Services, Inc. Business Phone 512/314-2278 Home Phone _____
Melissa P. Haisten 376 Powder Springs Street, Suite 100
SAMS, LARKIN & HUFF, LLP Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By: Melissa P. Haisten Business Phone 770/422/7016 Fax 770/426-6583
Melissa P. Haisten, Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:
Julia B. McCarson
Notary Public

Titleholder 1906 South Cobb, LLC Business Phone (770) 434-8061 Home Phone (404) 932-6421

Signature SEE ATTACHED Address: 3270 Cochise Dr., Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property General Commercial (GC)

Location 1906 South Cobb Drive, Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 District 17th Size of Tract 0.932 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 XX Shape of Property _____ Topography of Property _____ Other XX

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.

The hardship existing in this case is precipitated by the widening of South Cobb Drive which left the existing building within the front setback. Prior to the widening of South Cobb Drive, the building complied with the required 50' setback. A literal interpretation or enforcement of Ordinance provisions creates a hardship and would disallow the additional building proposed for the subject property.

List type of variance requested:

Waiver of front setback on South Cobb Drive from 50' to 12' based on the fact the existing building is currently located within the current 50' front setback and the existing building is going to be utilized as part of proposed site improvements.