

**APPLICANT:** Frank P. Pologruto **PETITION NO.:** V-18  
**PHONE:** 770-235-6929 **DATE OF HEARING:** 03-09-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 770  
**PROPERTY LOCATION:** At the northwest **DISTRICT:** 17  
intersection of Simpson Road and Spring Hill Road **SIZE OF TRACT:** 0.448 acre  
(3684 Spring Hill Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 30 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet to 4 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is approved, any exterior wall less than 5 feet off of the property line must have a minimum one hour fire resistant rating on both sides. (Table R302.1). If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated. The proposed garage will be located over the existing driveway and will not result in any significant increase in runoff.

**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:**

