

APPLICANT: Bennett A. Hutchison, III and **PETITION NO.:** V-31
PHONE: Gayle H. Hutchison 404-626-3967 **DATE OF HEARING:** 05-11-11
REPRESENTATIVE: Bennett Hutchison **PRESENT ZONING:** R-30
PHONE: 404-626-3967 **LAND LOT(S):** 972
PROPERTY LOCATION: On the south side of **DISTRICT:** 17
Paces Ferry Drive, south of Paces Ferry Road **SIZE OF TRACT:** 0.69 acre
(3999 Paces Ferry Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Allow an accessory structure (generator support) to the side of the primary structure and waive the setback for said structure from the required 5 feet to zero feet adjacent to the eastern property line; 2) waive the setback for an accessory structure (outdoor fireplace) from the required 5 feet to zero feet adjacent to the western property line; and 3) waive the setback for an accessory structure (uncovered deck) from the required 5 feet to zero feet adjacent to the southwestern and south property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The generator was identified on the building final inspection for the new home and a Certificate of Occupancy was denied until a variance application was filed for the generator encroachment. The existing approved building site plan did not locate/detail the generator on the lot and was not permitted or approved for the current location. If the variance is approved all applicable inspections will be required for the generator permit.

STORMWATER MANAGEMENT: The existing as-built plan does not conform to that approved Atlanta Regional Commission site plan. The concrete patio and fireplace were never approved and currently extend into the 50-foot river setback established for this lot. In addition, the existing bank-side deck was supposed to have been removed per the approved plan.

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.

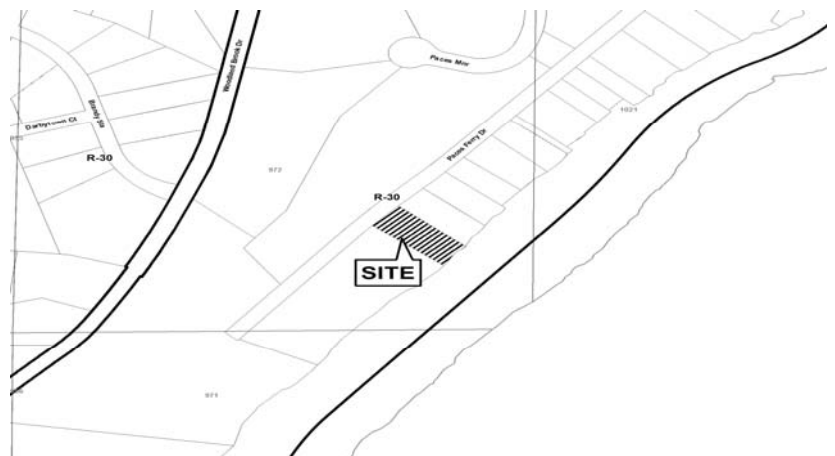
CEMETERY PRESERVATION: No comment.

WATER: No Conflict.

SEWER: No Conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

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



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **Bennett & Gayle Hutchinson**

Petition Number: V-31

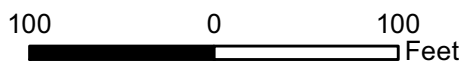
Date: 5/3/2011



NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-31



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

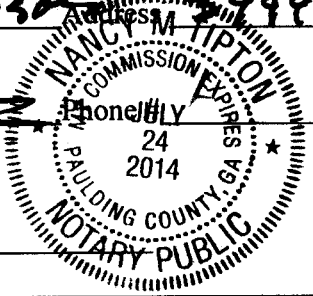
Application for Variance Cobb County

(type or print clearly)

Applicant Bennett's Gayle Hutchison Phone # 404-626-3967 E-mail bhutchison@tiptoproofers.com

Bennett's Gayle Hutchison Address 3999 Paces Ferry Dr SE
(representative's name, printed) (street, city, state and zip code)
Atlanta Ga, 30339

[Signature] E-mail _____
(representative's signature)



My commission expires: +

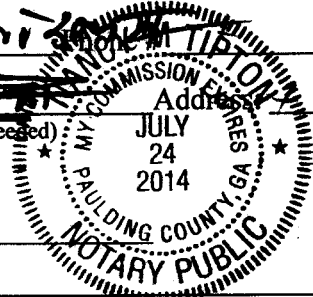
Signed, sealed and delivered in presence of:
[Signature] Notary Public

Titleholder Bennett Hutchison E-mail _____

Signature [Signature] Address _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: +

Signed, sealed and delivered in presence of:
[Signature] Notary Public



Present Zoning of Property R-30

Location 3999 PACES FERRY DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 972 P.5 District 17 Size of Tract .69 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 _____ Shape of Property _____ 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.

F EXTREME EXPENSE TO MOVE GENERATOR, SUPPORT STRUCTURE, WIRING AND PIPING.

List type of variance requested: ALLOW ACCESSORY STRUCTURE TO SIDE OF PRIMARY 2) WAIVE SIDE SETBACK FOR ACCESSORY STRUCTURE