

APPLICANT: Tom Epperson **PETITION NO.:** V-77
PHONE: 770-757-9672 **DATE OF HEARING:** 10-12-11
REPRESENTATIVE: Richard Greene **PRESENT ZONING:** R-30
PHONE: 678-414-7507 **LAND LOT(S):** 1078, 1088
PROPERTY LOCATION: On the south side of **DISTRICT:** 17
Cherry Hill Drive, west of Pine Valley Road **SIZE OF TRACT:** 1.5 acres
(380 Cherry Hill Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 1,910 square-foot garage) from the required 100 feet to 35 feet adjacent to the western property line, and 69 feet adjacent to the eastern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, all necessary permits and inspections will be required for the structure. If this variance request is approved, a subdivision plat revision 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 apparent adverse stormwater impacts are anticipated. The proposed garage structure sits well below the road and adjacent house. All runoff drains to the golf course at the rear of the lot.

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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

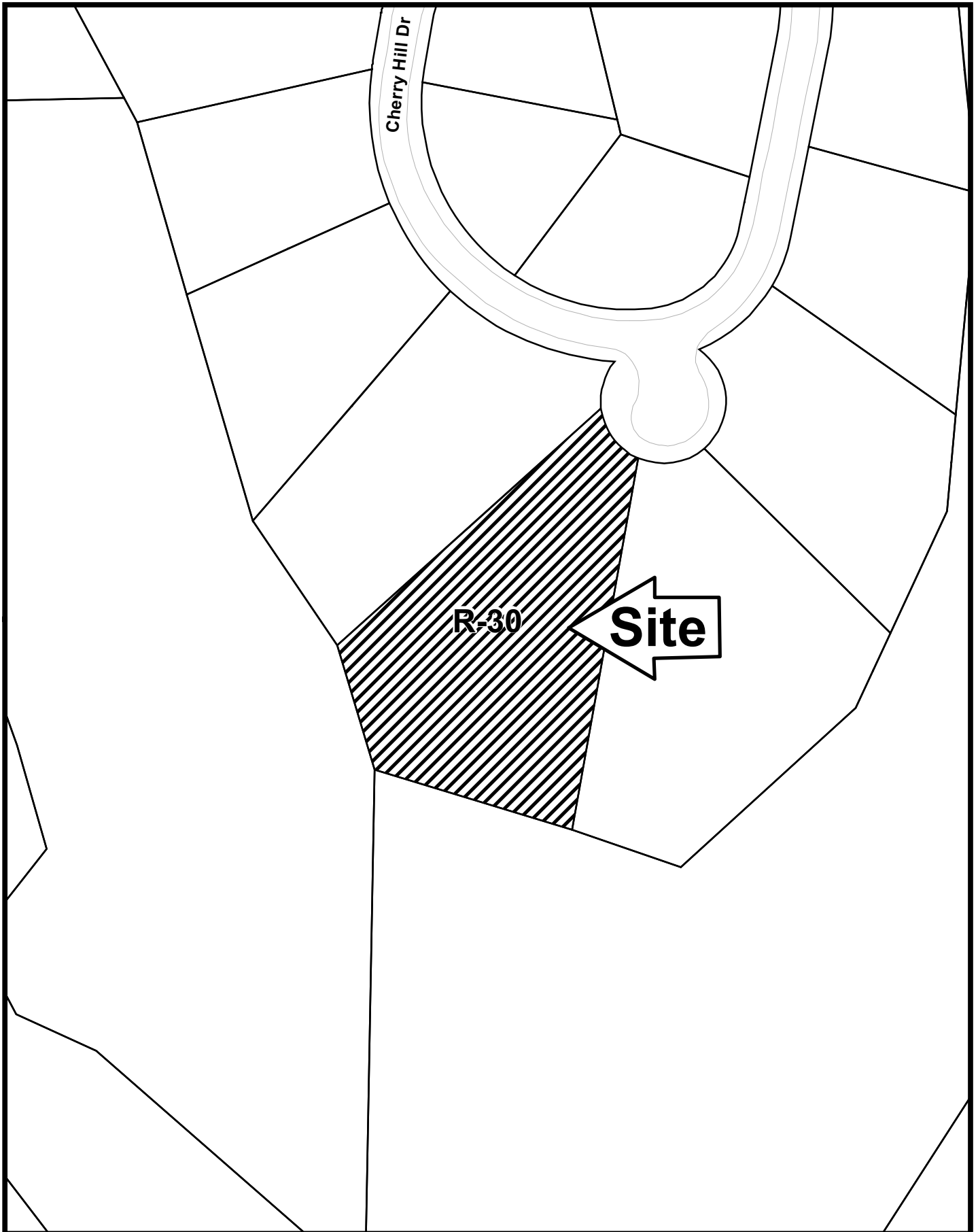
Applicant Name: **Tom Epperson**

Petition Number: V-77

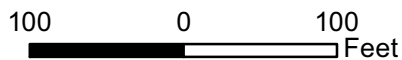
Date: 9/19/2011



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-77

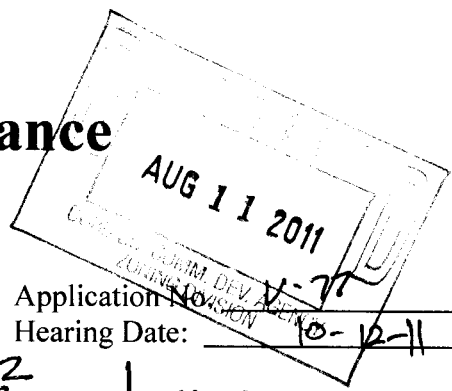


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



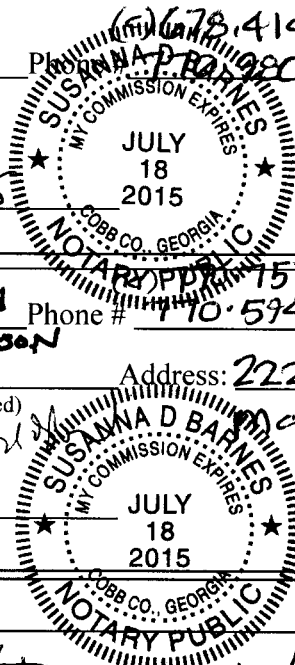
(type or print clearly)

Application No. 11-77
Hearing Date: 10-12-11

Applicant TOM EPPERSON Phone # (c) 770-757-9672 E-mail tom.epperson@ubs.com

Richard Greene Address 3940 Paper Mill Rd. Marietta Ga. 30067
(representative's name, printed) (street, city, state and zip code)

Richard W. Greene Phone # (c) 770-414-7507 E-mail rick-greene@bell-south.net
(representative's signature)



My commission expires: July 18, 2015 Signed, sealed and delivered in presence of: Susanna D Barnes
Notary Public

Titleholder TOM EPPERSON and NATLIE EPPERSON Phone # 770-594-1632 E-mail tom.epperson@ubs.com

Signature [Signatures] Address: 2220 Heathermoor Hill Dr. Marietta, Ga. 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 18, 2015 Signed, sealed and delivered in presence of: Susanna D Barnes
Notary Public

Present Zoning of Property R-30

Location 380 Cherry Hill Dr. / Thunderbird / Paper Mill
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1078 & 1088 District 17th Size of Tract 1.5 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.

This property is on a cul-de-sac and has limited street frontage. Because of the irregular shape of the lot in conjunction with the sloping topography, the two car detached garage could only be placed in front of the main residence. There is no other location on the property where this structure could be practicality built. Three sides of the building will be dug into the hillside so that from the street only the roof would be visible and that would start approximately 12' below street elevation and over 100' from the front property line. The garage doors can not be seen from the street or by the adjoining property owners because they face the opposite direction.

List type of variance requested: Location + Setback Variance.
See Exhibit "A"

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V-77/2011
Exhibit "A"

IN ADDITION TO THE DETACHED GARAGE
BEING LOCATED IN FRONT OF THE FRONT DOOR
THE POTENTIAL TOTAL S.F. OF THE STRUCTURE
WILL BE OVER THE ALLOWED 800 S.F. IF THE
ATTIC WERE TO BE FINISHED. AT PRESENT THERE
ARE NO PLANS TO FINISH THIS SPACE ALTHOUGH THERE
ARE EXTERIOR STEPS THAT LEAD UP TO THE ATTIC.
SO I WOULD ASK THAT THE THIS WOULD BE APPROVED
AS WELL.