

APPLICANT: Kira Burke **PETITION NO.:** V-1
PHONE: 770-509-9450 **DATE OF HEARING:** 01-11-12
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same
TITLEHOLDER: Kira Burke **LAND LOT(S):** 237
PROPERTY LOCATION: At the northeast **DISTRICT:** 16
intersection of Longford Ridge Drive and Longford Court **SIZE OF TRACT:** 0.378 acre
(4090 Longford Ridge Drive). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 28 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector rejected the footing inspection on 5/17/11 on permit 2010-002952 for possible encroachment into the setback and required a survey. If the variance is approved, permit setbacks will need to be revised and all required inspections will need to be requested prior to concealment. No framing inspection has been requested for this project. The zoning compliance inspection was never requested or approved as the setback encroachment was identified during the footing inspection.

SITE PLAN REVIEW: 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.

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.

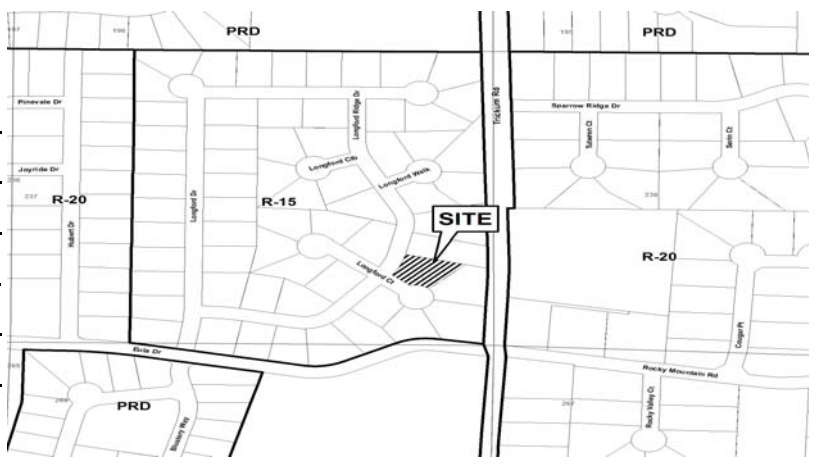
CEMETERY PRESERVATION: No comment.

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

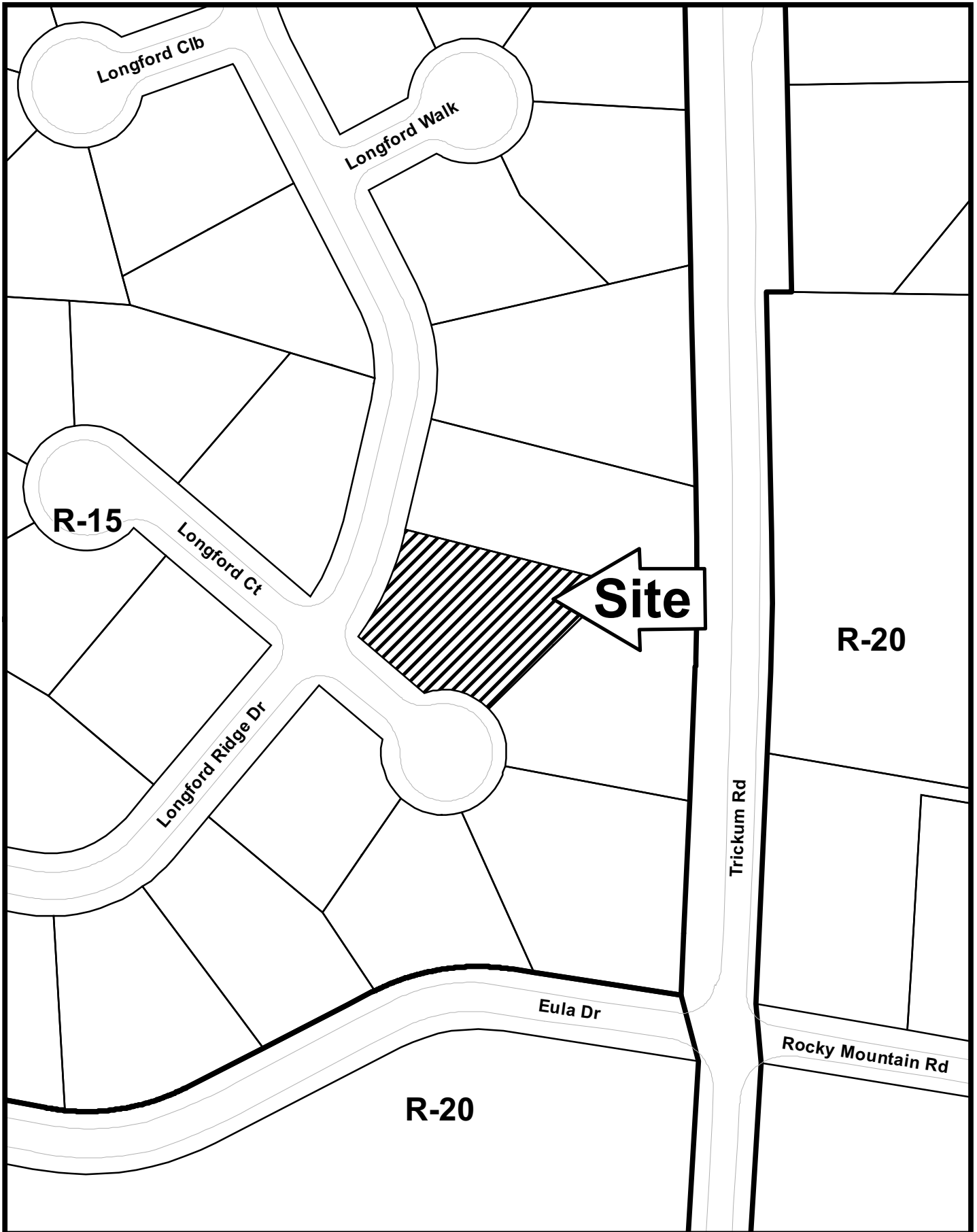
Applicant Name: **Kira Burke**

Petition Number: V-1

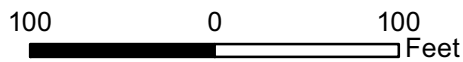
Date: 1/3/2012



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-1



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-1

Hearing Date: 1-11-12

Applicant Kira Burke

(wk) 770 509-9450

Phone # 404-550-0131

E-mail Kiraburke@aol.com

Kira Burke

(representative's name, printed)

Address 4090 Longford Ridge Dr. Marietta, ga 30066

(street, city, state and zip code)

(wk) 770-509-9450

Phone # 404-550-0131

E-mail Kiraburke@aol.com

Kira Burke

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: + December 13 2011

Cathy George

Notary Public

Titleholder Kira Burke

(wk) 770-509-9450

Phone # 404-550-0131

E-mail Kiraburke@aol.com

Signature Kira Burke

(attach additional signatures, if needed)

Address: 4090 Longford Ridge Dr. Marietta, ga 30066

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: + December 13 2011

Cathy George

Notary Public

Present Zoning of Property R-15

Location 4090 Longford Ridge Drive, Marietta, ga 30066

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 237

District 16

Size of Tract .378 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 X

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.

please see attached hardship letter & copies of photos.

SEE Exhibit "A"

List type of variance requested: reduce front setback
WAIVE THE FRONT SETBACK ON LOT 10
FROM REQUIRED 35FT TO 28FT

Hardships caused

V-1 / 2012
Exhibit A

1 of 2

I am applying for a variance for the addition of a front porch. The porch is greatly needed to stop the water intrusion through the foundation wall at footing. The porch will stop this by extending the overhang which will keep the water away from the foundation. The house has very small overhang now which does nothing to prevent this ongoing problem. The gutter system has not helped.


The house faces east so the sun hits the front of the house from noon to sunset. This causes several significant problems. The front door heats up to the point that it actually burns your hand to touch it in the summer afternoons. With no significant overhang the sun heats up the front of the house almost the entire day which causes the temperature in the house to rise significantly and takes a lot more energy to cool the house in the summer. It is a major problem. The porch, which will shade the entire front of the house, will stop this from happening.

The porch also provides a place to be able to sit and rest outside in the heat of the day. As have gotten older this has become more important. I have no other place outside of my home that is covered where I be protected from the heat.

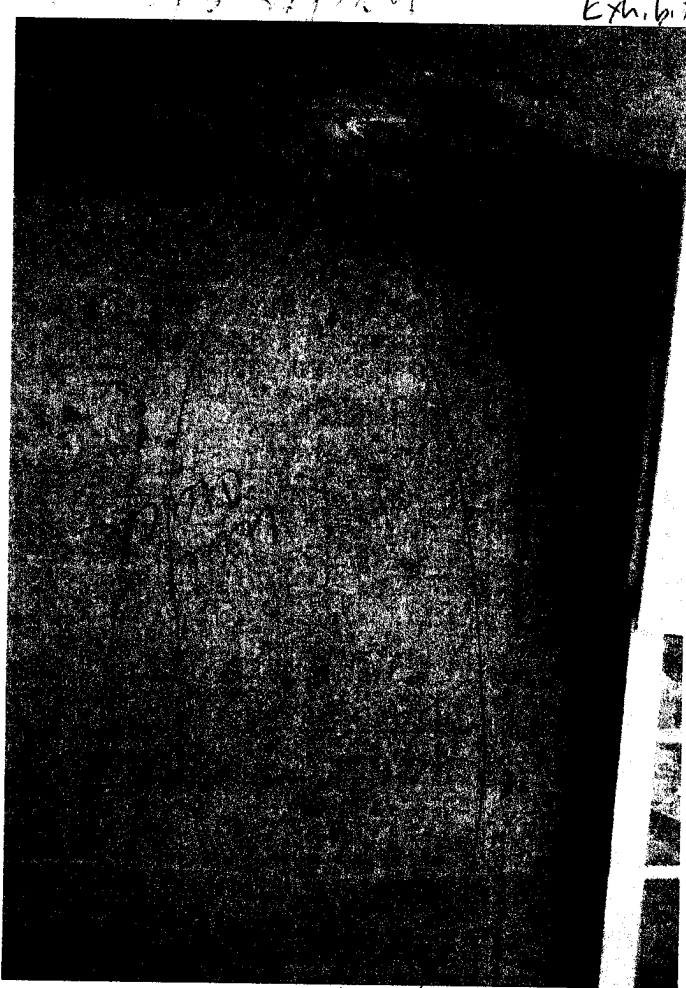
There was a misunderstanding between the us and the inspector. We believed that the inspector's office had phoned us back and given the go ahead to install the porch. We completed the framing and called in for a framing inspection. At that point zoning called me in to revise my permit. When I was there doing the revision, I was told that there we were over the set back line and would need to apply for a variance. The porch is now framed and it would be an extreme financial hardship on me to now remove it. My water problems in the basement are now cured and will certainly return if I have to remove the porch. Please approve my variance request – I promise you it presents many hardships to me and my family if the porch is not allowed.

My many neighbors have signed the petition and all are in support of this request.

Thank you,

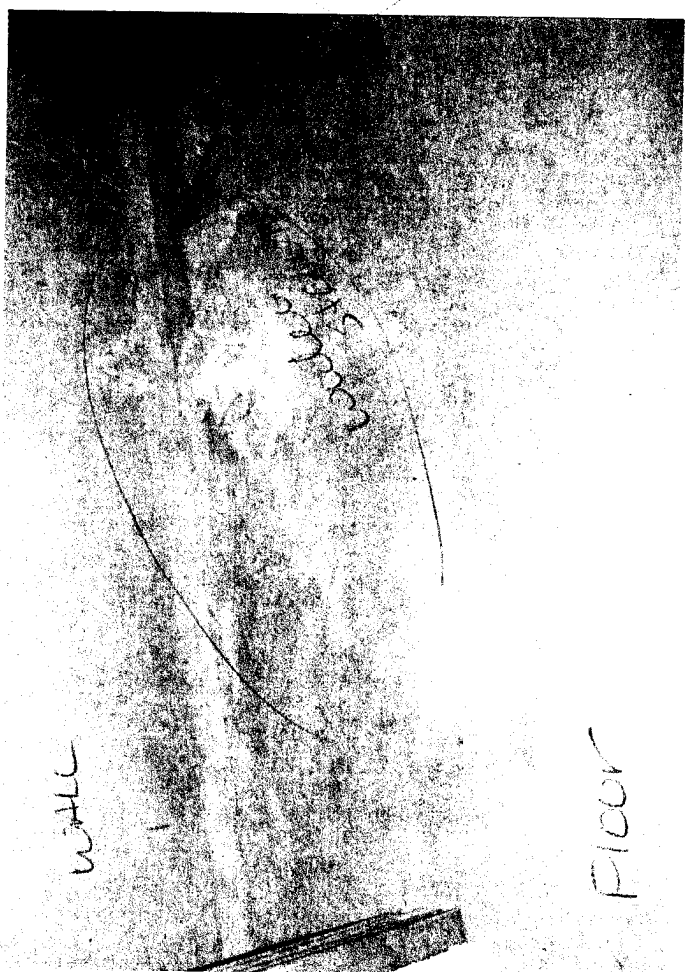

Kira Burke

28 July 2011



Walter Street
2nd Floor

V-1 / 2012
Exhibit B
2 of 2



WALL

FLOOR

Walter Street
2nd Floor