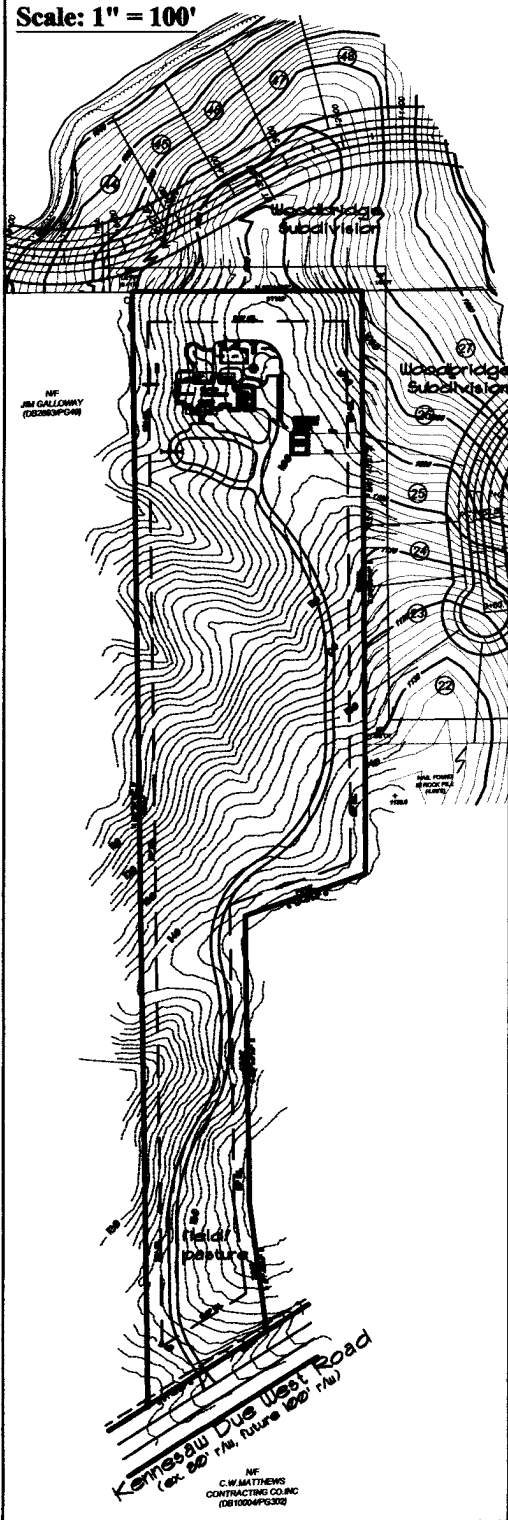


Scale: 1" = 100'



Variance Request

Burton Residence

Cobb County, Georgia Land Lot 276 28th District, 2nd Section

prepared for:

Mr. and Mrs. Matthew Burton



778 C. W. Matthews
Lawrenceville, GA 30044
770 914-8888
Fax 516-9481



Scale: 1" = 100'
December 5, 2011

Revisions:



Site Data

Total Site Area: **11.66 AC**
Present Zoning: **R-80**

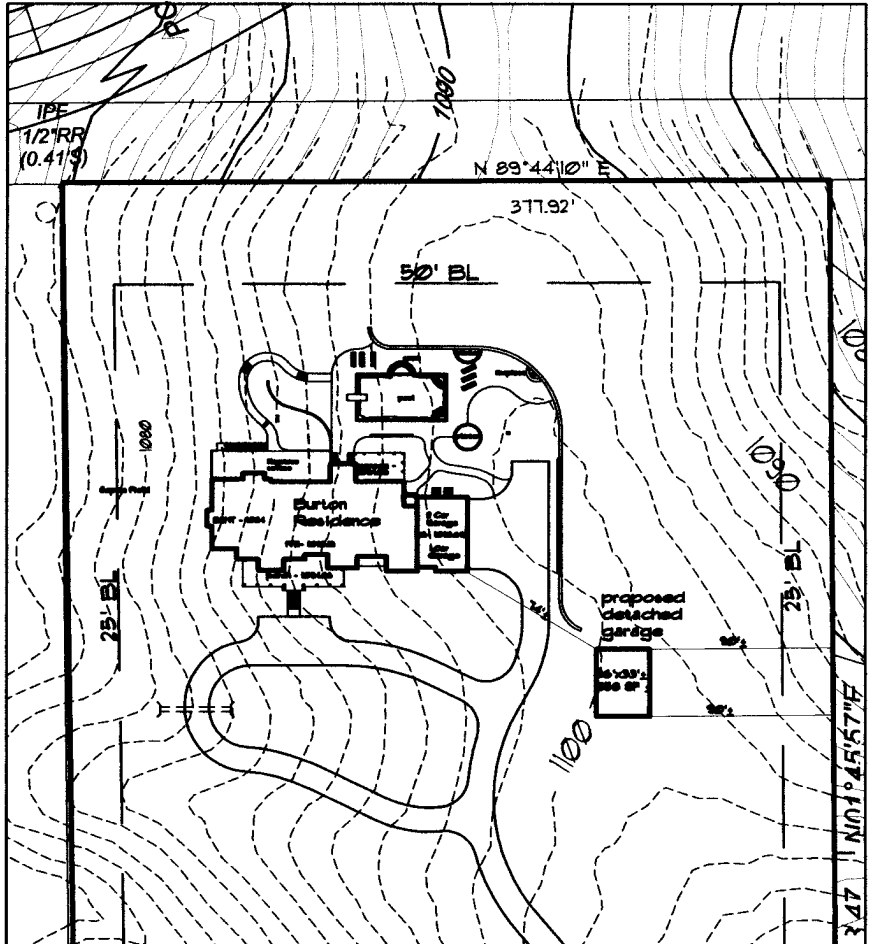
Variance Request

1. accessory structure (detached garage) located in front of primary structure

Notes:

1. Boundary survey and topographic information by Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) 13061C0025F, August 18, 1992, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams or wetland exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

Scale: 1" = 30'



Kennesaw Duv West Road
(ex. 200' r/w, future 120' r/w)

C. W. MATTHEWS
CONTRACTING CO., INC.
(DB 10004PGS302)

APPLICANT: Matthew Burton **PETITION NO.:** V-11
PHONE: 770-344-0172 **DATE OF HEARING:** 02/08/12
REPRESENTATIVE: David Meyer **PRESENT ZONING:** R-80
PHONE: 770-891-6588
TITLEHOLDER: Matthew D. Burton, Mary M. Burton **LAND LOT(S):** 276
PROPERTY LOCATION: On the north side of **DISTRICT:** 20
Kennesaw Due West Road, west of Hamilton Road **SIZE OF TRACT:** 11.66 acres
(737 Kennesaw Due West Road). **COMMISSION DISTRICT:** 1

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 1,000 square-feet (1,402 square-foot detached garage) from the required 100 feet to 90 feet adjacent to the eastern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No 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** _____

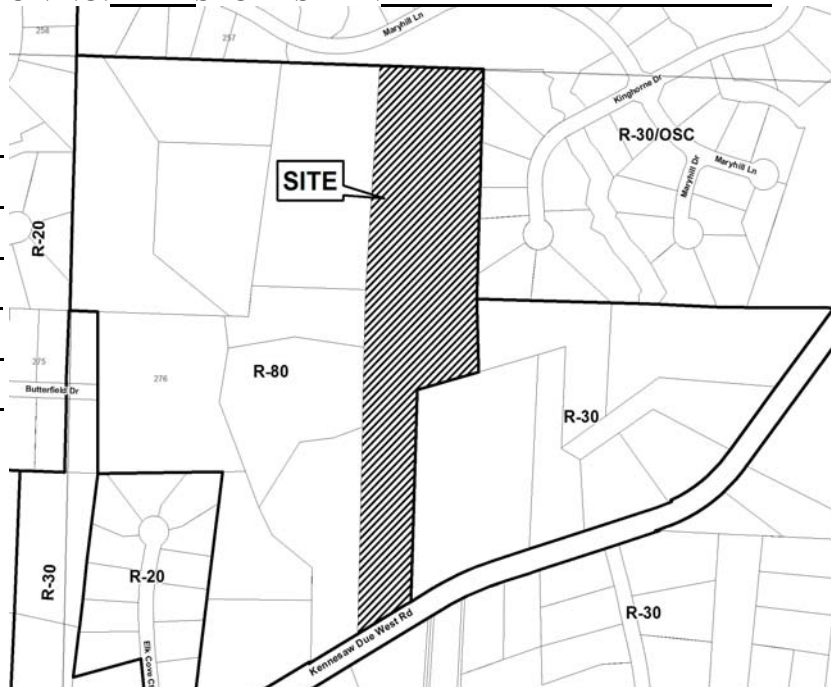
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

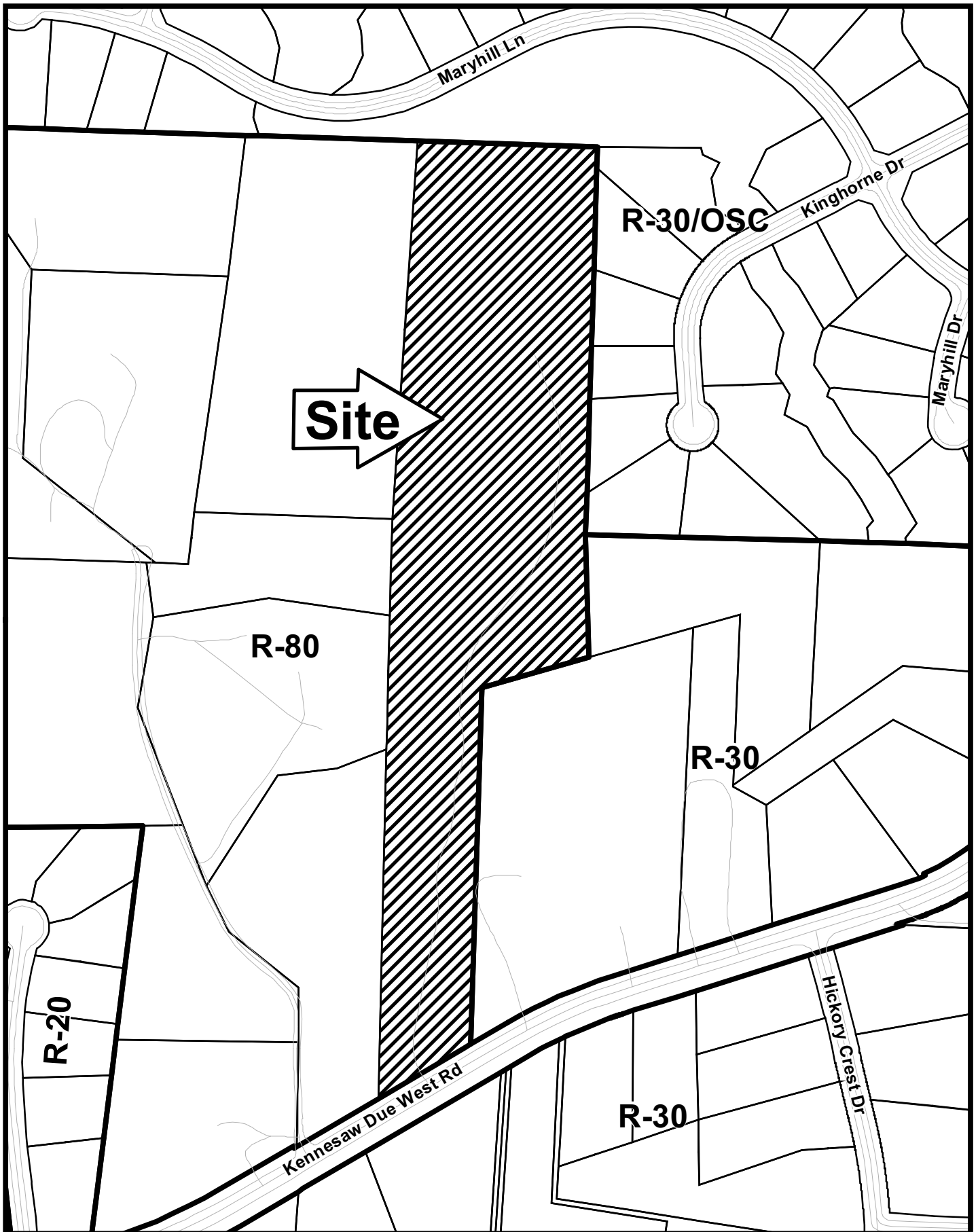
Applicant Name: **Matthew Burton**

Petition Number: V-11

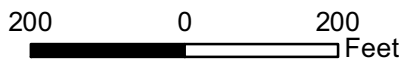
Date: 1/26/2012



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-11



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-11

Hearing Date: 2-8-12

Applicant MATTHEW BURTON

Phone # 770 344 072

E-mail MBURTON@NARWHALCAPITAL.COM

DAVID MEYER
(representative's name, printed)

Address 601 BURKS LANE ROAD, MARIETTA, GA 30004
(street, city, state and zip code)

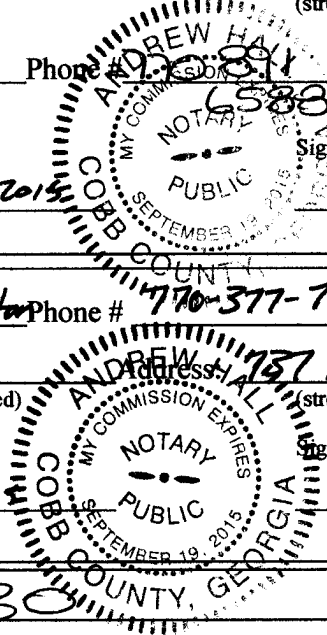
[Signature]
(representative's signature)

Phone # 678 6588

E-mail DMeyer@DMLPC.COM

Signed, sealed and delivered in presence of [Signature]

My commission expires: September 19, 2015



Notary Public

Titleholder Matthew D + Mary M. Burton

Phone # 770-377-7555

E-mail mburton@narwhalcapital.com

Signature [Signature]
(attach additional signatures, if needed)
Mary M. Burton

Address 737 Kennesaw Dr West Rd, Kennesaw, GA. 30152
(street, city, state and zip code)

Signed, sealed and delivered in presence of [Signature]

My commission expires: September 19, 2015

Notary Public

Present Zoning of Property R-80

Location 737 KENNESAW DR WEST ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 276 District 20 Size of Tract 11.66 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.

OWNER DESIRES TO BUILD A DETACHED GARAGE AS PICTURED ON SITE PLAN. REAR OF PRIMARY STRUCTURE CONTAINS EXISTING POOL AND LANDSCAPE PLANTINGS

List type of variance requested: ACCESSORY STRUCTURE LOCATED IN FRONT OF PRIMARY STRUCTURE
ALLOW AN ACCESSORY STRUCTURE TO THE FRONT OF THE PRIMARY