

APPLICANT: Randall Riemersma

PETITION No.: V-79

PHONE: 404-307-3201

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Randall Riemersma

PRESENT ZONING: R-20

PHONE: 404-307-3201

LAND LOT(S): 982

TITLEHOLDER: Randall H. and Jennifer J Riemersma

DISTRICT: 16

PROPERTY LOCATION: On the north side of Tuscany Park Drive, east of Old Canton Road (3019 Tuscany Park Drive).

SIZE OF TRACT: 0.469 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface percentage from the required 35% to 43%; and 2) waive the side setback for an accessory structure (103 square foot frame storage building) from the required 5 feet to 2 feet.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

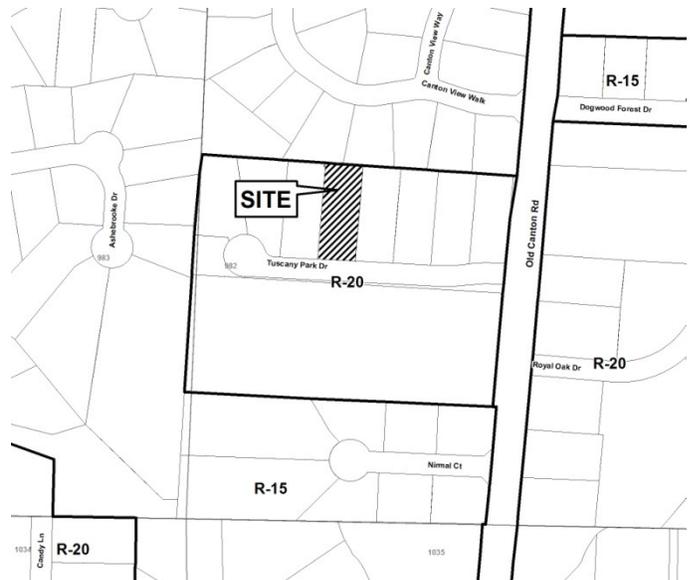
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Randall Riemersma

PETITION No.: V-79

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Final building inspection failed on 7-12-12 for too much impervious surface.

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: Due to the rear entry garage the existing house and driveway are already over the maximum impervious coverage limit. With the patio area, storage shed and pool coping the total impervious coverage is 43.3%. If a variance is approved, some type of onsite runoff volume mitigation must be provided.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

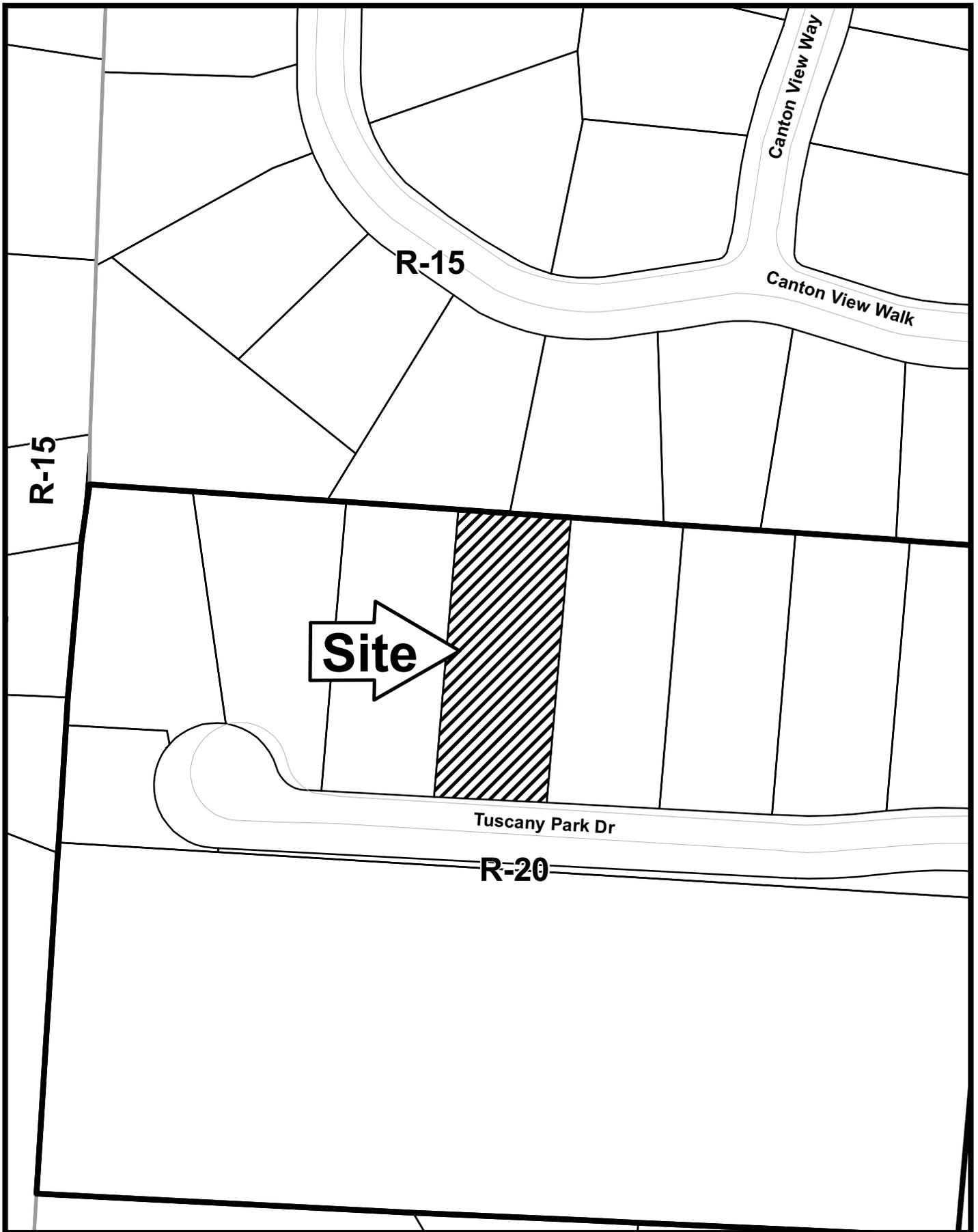
WATER: No conflict.

SEWER: No conflict.

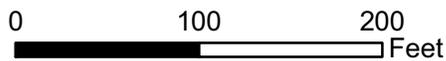
APPLICANT: Randall Riemersma **PETITION No.:** V-79

FIRE DEPARTMENT: 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-79

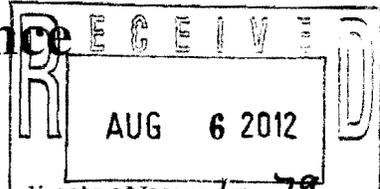


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

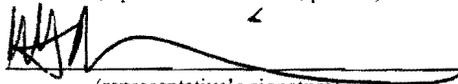


(type or print clearly)

Application to COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION
Hearing Date: 7/21/12

Applicant Randall Riemersma Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

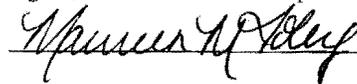
Randall Riemersma Address 3019 Tuscan Park Drive Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

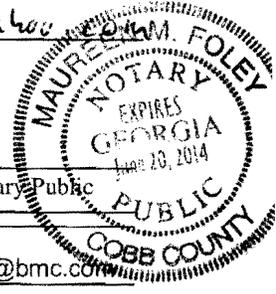
Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

Signed, sealed and delivered in presence of:

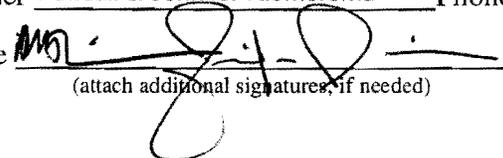
My commission expires: JUNE 20, 2014



Notary Public

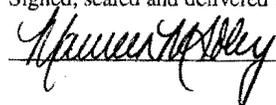


Titleholder Randall & Jennifer Riemersma Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

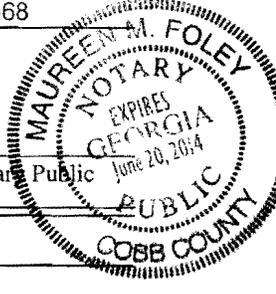
Signature  Address: 3019 Tuscan Park Drive Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JUNE 20, 2014

Signed, sealed and delivered in presence of:



Notary Public



Present Zoning of Property R-20

Location 3019 Tuscan Park Drive Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 982 District 16 Size of Tract .469 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.

To meet the impervious coverage limit of 35%, existing structures, including the driveway, would have to be demolished, creating considerable disturbance and expense.

List type of variance requested: Increase the allowable impervious coverage from 35% to 43%