

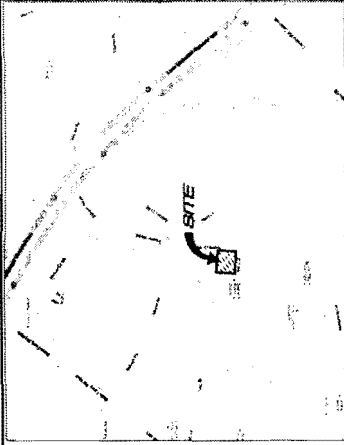
# V-46 (2013)

LOCATED IN: LAND LOT 971 16TH STREET, MOBILE AND COCHES (CITY) ALABAMA 36603

[illegible]

FILE NO	4604
PROGRAM OR	RD
CONTROLLED BY	DLP
DATE	9-2-73
FILED DATE	AS SHOWN
SCALE	1"=20'

VARIOUS PLATS ON  
PROPERTY IN THE BOJAN HILLS S/D FORMERLY LOTS 28, 29, & 32 FOR  
JAMES B. SUTFIN, II  
SEE PAGE 1A  
SEE BOOK: STAT. 1955, PLAT BOOK 10 PAGE 1A



THE JOURNAL

## SECTION THREE

[illegible]

## SURVEY REFERENCES

1. PLAN OF SURVEY FOR JAMES G. SUTHER, JR. PREPARED BY MARTIN WILSON DATED 7-12-24. NO FIELD WORK DONE AT TIME OF SURVEY.

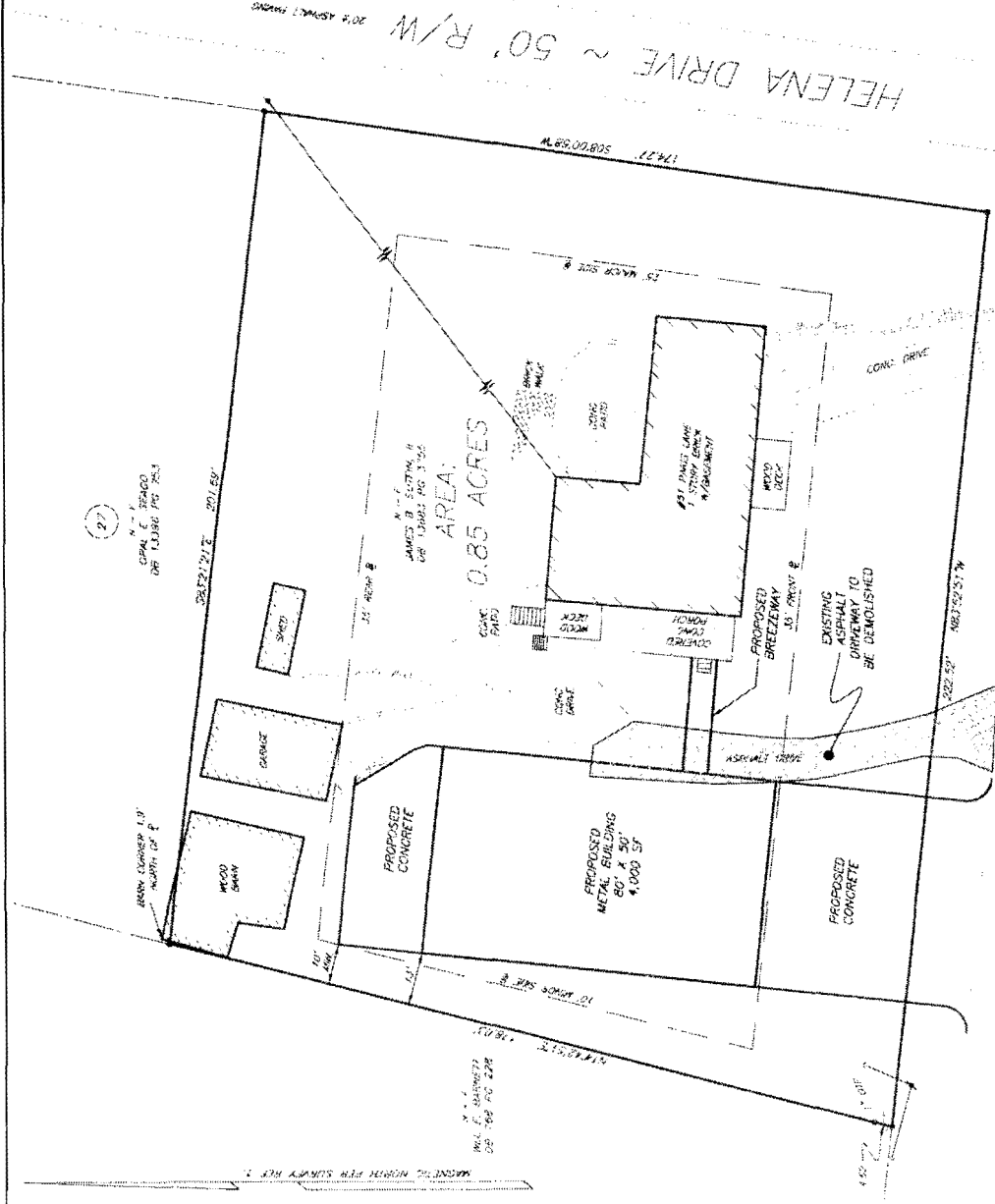
It is the owner's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent (NOI) must be filed with the Georgia Environmental Protection Division (EPA) and the local zoning authority (Cobb County).

OWNER/DEVELOPER

JAMES SUTIN  
51 PARIS LANE MARETTA, CA 95065  
404-861-6305



FREE CLOSURE > 1/10/00  
 ANS. FROM > 04/04/00  
 ADJUSTED BY: 1000 SQUARES  
 EXCHANGE LISTED: TONON 575-103  
 W. JEFF DATA COLLECTION  
 PLAT CLOSURE > 1/10/00

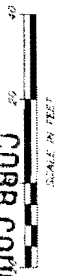


PARIS LANE ~ 50' R/W

COBB COUNTY ZONING DIVISION

2013 FEB 14 PM 4:02

COBB COUNTY GEORGIA  
FILED IN OFFICE

[illegible]

**APPLICANT:** James B. Sutfin, II **PETITION No.:** V-46  
**PHONE:** 404-861-6306 **DATE OF HEARING:** 04-10-13  
**REPRESENTATIVE:** Parks F. Huff, Esq. **PRESENT ZONING:** R-20  
**PHONE:** 770-422-7016 **LAND LOT(S):** 871  
**TITLEHOLDER:** James B. Sutfin II **DISTRICT:** 16  
**PROPERTY LOCATION:** At the northwest corner of **SIZE OF TRACT:** 0.85 acre  
Paris Lane and Helena Drive **COMMISSION DISTRICT:** 3  
(51 Paris Lane).

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from 35% to 36.4%; 2) allow an accessory structure (proposed 4,000 square foot metal building) to the side of the principal building; 3) waive the required rear and side setbacks for an accessory structure over 650 square feet (proposed 4,000 square foot metal building) from the required 100 feet to 13 feet on the western side, 60 feet on the northern side, and 36 feet on the southern side; 4) waive the required side setback for an accessory structure over 144 square feet (existing approximately 570 square foot "garage") from the required 10 feet to 2 feet; 5) waive the required rear and side setbacks for an accessory structure over 650 square feet (existing approximately 824 square foot "wood barn") from the required 100 feet to zero feet on the western and northern sides; and 6) waive the front setback for the house from the required 35 feet to 33 feet (existing).

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

**BOARD OF APPEALS DECISION**

**APPROVED** MOTION BY

**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**



**APPLICANT:** James B. Sutfin, II

**PETITION No.:** V-46

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**COMMENTS**

**TRAFFIC:** Recommend driveway width not exceed 24 feet maximum in the Right of Way.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. 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:** The proposed building and associated pavement will exceed the impervious coverage limit by 518 square feet at 36.4%. If a variance is not approved, approximately 1,295 square feet of impervious area would need to be converted to pervious pavers to reduce the coverage to 35%.

**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 should be aware that their private sewer lateral may be impacted by the existing or proposed buildings.

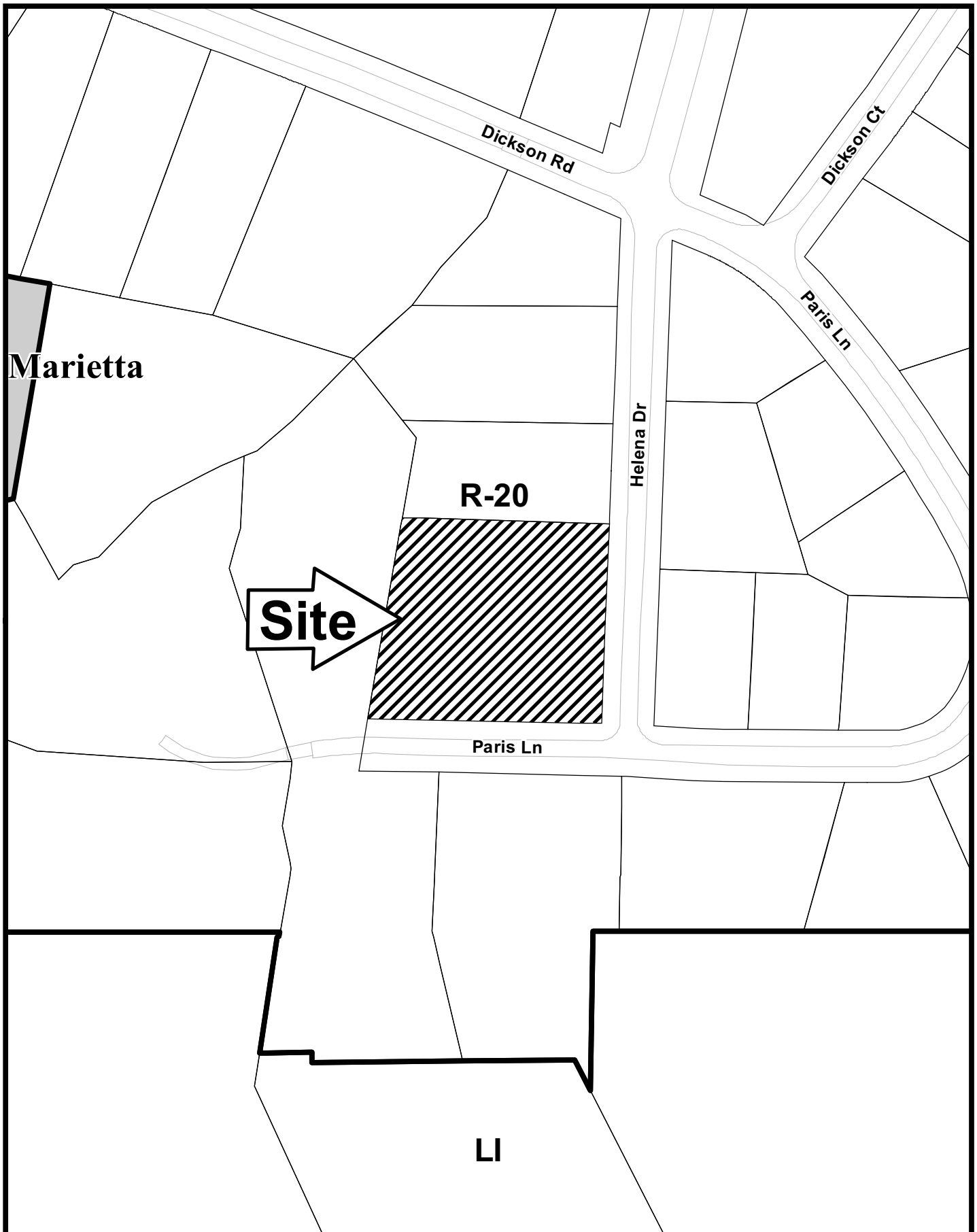
**APPLICANT:**     James B. Sutfin, II

**PETITION No.:**     V-46

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**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-46



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

100 0 100 Feet



City Boundary  
Zoning Boundary

# Application for Variance

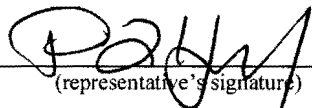
## Cobb County

(type or print clearly)

Application No. V-46  
Hearing Date: 4/16/13

Applicant James B. Sutfin, II Phone # (404) 861-6306 E-mail sutfinj@att.net

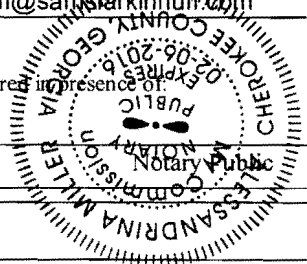
Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

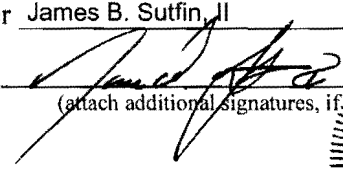
Phone # (770) 422-7016 E-mail phuff@samlarkinhuff.com

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16

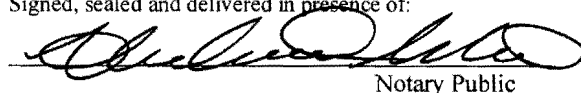


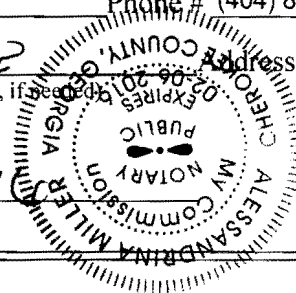
Titleholder James B. Sutfin, II Phone # (404) 861-6306 E-mail \_\_\_\_\_

Signature  Address: 51 Paris Lane, Marietta, GA 30066  
(attach additional signatures, if necessary) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16

  
Notary Public



Present Zoning of Property R-20

Location 51 Paris Lane, Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 871 District 16 Size of Tract .85 Acres

Please select the extraordinary and exceptional condition(s) to the piece of property in which the condition(s) must be peculiar to the piece of property involved.

Size of Property X Shape of Property X Topography of Property X Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals shall 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.

The property owner has hobbies related to cars and antiques and needs an accessory structure for his hobbies. The size, shape and topography limit the location of the proposed structure.

List type of variance requested:

- 1) Reduce the setback for a 4000 sq. ft. accessory structure from 100' to 13' rear setback, 50' side setback and 36' major side setback. Sec. 134-197 (12).
- 2) Waive side setback for the existing outbuildings from 10' to 0'. Sec. 134-197 (12).
- 3) Increase allowed impervious from 35% to 36.4% Sec. 134-197 (11)(f).

Revised: December 6, 2005

