



**APPLICANT:** Jorge A. Ocampo and Ashley N. Ocampo

**PETITION No.:** V-56

**PHONE:** 770-686-6808

**DATE OF HEARING:** 05-08-13

**REPRESENTATIVE:** Ashley Ocampo

**PRESENT ZONING:** R-30

**PHONE:** 770-686-6808

**LAND LOT(S):** 1087

**TITLEHOLDER:** Jorge A. Ocampo and Ashley N. Ocampo

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Tam Oshanter Drive, south of Brook Hollow Circle

**SIZE OF TRACT:** 0.56 acre

(480 Tam Oshanter Drive).

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 40 feet to 23 feet; and 2) allow an accessory structure (proposed pool) to the side of the principal building.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the letter of completion 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 adverse stormwater management 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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Jorge and Ashley Ocampo

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V-56

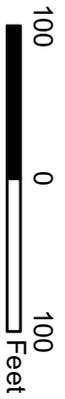
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-56



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. 14-56  
 Hearing Date: 5/8/13

Applicant Jorge Campo Ashley Campo Phone # 770-681-6888 E-mail acampoc@camposinc.com

Ashley Campo Address 480 TAM OSHANTER DR. MARIETTA GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-681-6888 E-mail acampoc@camposinc.com  
(representative's signature)

Notary Public, Paulding County, Georgia  
 My Commission Expires Feb. 27, 2014

[Signature]  
 Notary Public

My commission expires: \_\_\_\_\_

Titleholder Jorge Campo Phone # 770 681 6888 E-mail acampoc@camposinc.com

Signature [Signature] Address: 480 TAM OSHANTER DR. MARIETTA GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
 Signed, sealed and delivered in presence of: [Signature]  
 Notary Public



Present Zoning of Property R-30

Location 480 TAM OSHANTER DR. MARIETTA GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 21 Block "G" District 17th (Section 8) Size of Tract 0.5103 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.

Please see attached explanation

Mark you [Signature]

List type of variance requested: REAR SETBACK HARDSHIP

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V-56 (2013)

Appeal for Hardship Variance

Applicant: Home owner, Ashley Ocampo

480 Tam Oshanter Dr. Marietta, GA 30067

We are appealing to the Board of Zoning Appeals to please consider that the current home and deck we have recently purchased whose construction was permitted in August 1972 crosses the rear 40' setback line from the rear yard property line by 17'-0". The deck is currently in an unsafe structural condition due to standard aging. This deck is the only exterior/outdoor living space available for family recreational use. **These conditions create a hardship for my family because it is uncertain if something were to ever happen (fire, etc.) if we would be able to fix our home on the same foundation. We are asking to move the rear setback line from 40' to 23' to protect our investment by removing the rear setback line out of the current home so if there is ever an act of God that damages the home we can re-build on the current foundation outline.** This also allows us to rebuild the deck so our family can safely enjoy outdoor the already limited outdoor space. **We request that we be allowed to build a small soaking pool/hot tub within the deck area that backs up to the back wall of the house which is not located directly behind the back of the house itself (Please refer to the drawings/survey submitted to find the location of the proposed pool) It is located behind the house between the existing garage and the family room area of the home.** There will be no access to the pool except from the inside of the house. The underside of the deck is open and will remain open for outdoor use and preserves the natural existing topography and will remain in this manner, no permanent structure now or in the future will be built under the deck nor will it be enclosed. No trees are damaged or encroached upon and excavation or alterations to the existing topography are required for the proposed alterations to my home.

Please let us know if you have questions we can answer or if there are clarifications needed.

Thank you for your consideration,

Ashley and Jorge Ocampo

Phone: 770-686-6808

[aocampo@ocamposinc.com](mailto:aocampo@ocamposinc.com)

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