



**APPLICANT:** Jeff G. Cole **PETITION No.:** V-121  
**PHONE:** 678-596-8166 **DATE OF HEARING:** 10-09-13  
**REPRESENTATIVE:** Jeff G. Cole **PRESENT ZONING:** R-30  
**PHONE:** 678-596-8166 **LAND LOT(S):** 756  
**TITLEHOLDER:** Jeffrey G. Cole and Marjory R. Cole **DISTRICT:** 16  
**PROPERTY LOCATION:** On the east side of the northern terminus of Country Squire Road (2060 Country Squire Road). **SIZE OF TRACT:** 0.11 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to 0 feet from the western property line; 2) waive the side setback from the required 12 feet to 0 feet from the northern property line; and 3) waive the rear setback from the required 40 feet to 0 feet from the eastern property line.

**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:** No comment.

**STORMWATER MANAGEMENT:** No comments. All setback encroachments are existing.

**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.

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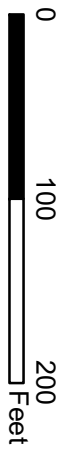
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-121



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

2013 AUG 29 AM 8:37

(type or print clearly)

Application No. V-121  
Hearing Date: 10-9-13

COBB COUNTY ZONING DIVISION

Applicant JEFF G. COLE Phone # 678-596-8166 E-mail jcole@3atlanta.com

JEFF G. COLE Address 2060 COUNTRY SQUARE DANVERVILLE GA  
(representative's name, printed) (street, city, state and zip code)

Jeff G Cole Phone # 11 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 8/22/16 Signed, sealed and delivered by \_\_\_\_\_  
Notary Public

Titleholder JEFF G. COLE Phone # 678-596-8166 E-mail jcole@3atlanta.com

Signature Jeff G Cole Address: \_\_\_\_\_  
(agent additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/22/16 Signed, sealed and delivered by \_\_\_\_\_  
Notary Public

Present Zoning of Property RESIDENTIAL

Location 2060 COUNTRY SQUARE ROAD, DANVERVILLE, GA 30012  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract .11 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 2060 Sq Ft 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

OUR HOUSE WAS HEAVILY DAMAGED BY A TORNADO IN MID JUNE.  
IN REBUILDING THE ROOF, WE ARE STRUGGLING TO CHANGE  
THE ROOFLINE. THIS WILL GIVE US MUCH NEEDED STORAGE  
SPACE. OUR OUTBUILDING ON THE PROPERTY NEXT DOOR CUTS  
COMPLETELY OUR VESTIBLED - MAKING THE NEED FOR STORAGE EVEN MORE CRITICAL.  
List type of variance requested: ADDITIONAL SPACE (UNFINISHED ATTIC) IN  
A GARAGE/ATTACHED RESIDENTIAL HOUSE