

APPLICANT: George Garcia
PHONE: 787-344-3860
REPRESENTATIVE: Tom Eldridge
PHONE: 770-977-4674
TITLEHOLDER: George Garcia
PROPERTY LOCATION: At the southern terminus
of Whitehall Court, east of Gilmore Road
(4129 Whitehall Court).

PETITION No.: V-51
DATE OF HEARING: 07-09-2014
PRESENT ZONING: R-20, RA-5
LAND LOT(S): 746
DISTRICT: 17
SIZE OF TRACT: 0.39 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 17,042 square feet;
2) waive the front setback from the required 35 feet to 10 feet adjacent to the northern property line, and the rear
setback from the required 35 feet to 10 feet adjacent to the southern property line (with proposed increases of side
setbacks from the required 10 feet to 40 feet adjacent to the western property line and from the required 10 feet to 30
feet adjacent to the eastern property line); and 3) waive he minimum public road frontage from the required 50 feet to
26 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: George Garcia **PETITION No.:** V-51

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, plat must be recorded 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: Subject to maximum impervious coverage of 35%. A lot grading plan must be submitted to and approved by Stormwater Management to demonstrate how runoff will be directed to the Whitehall Estates detention pond.

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.

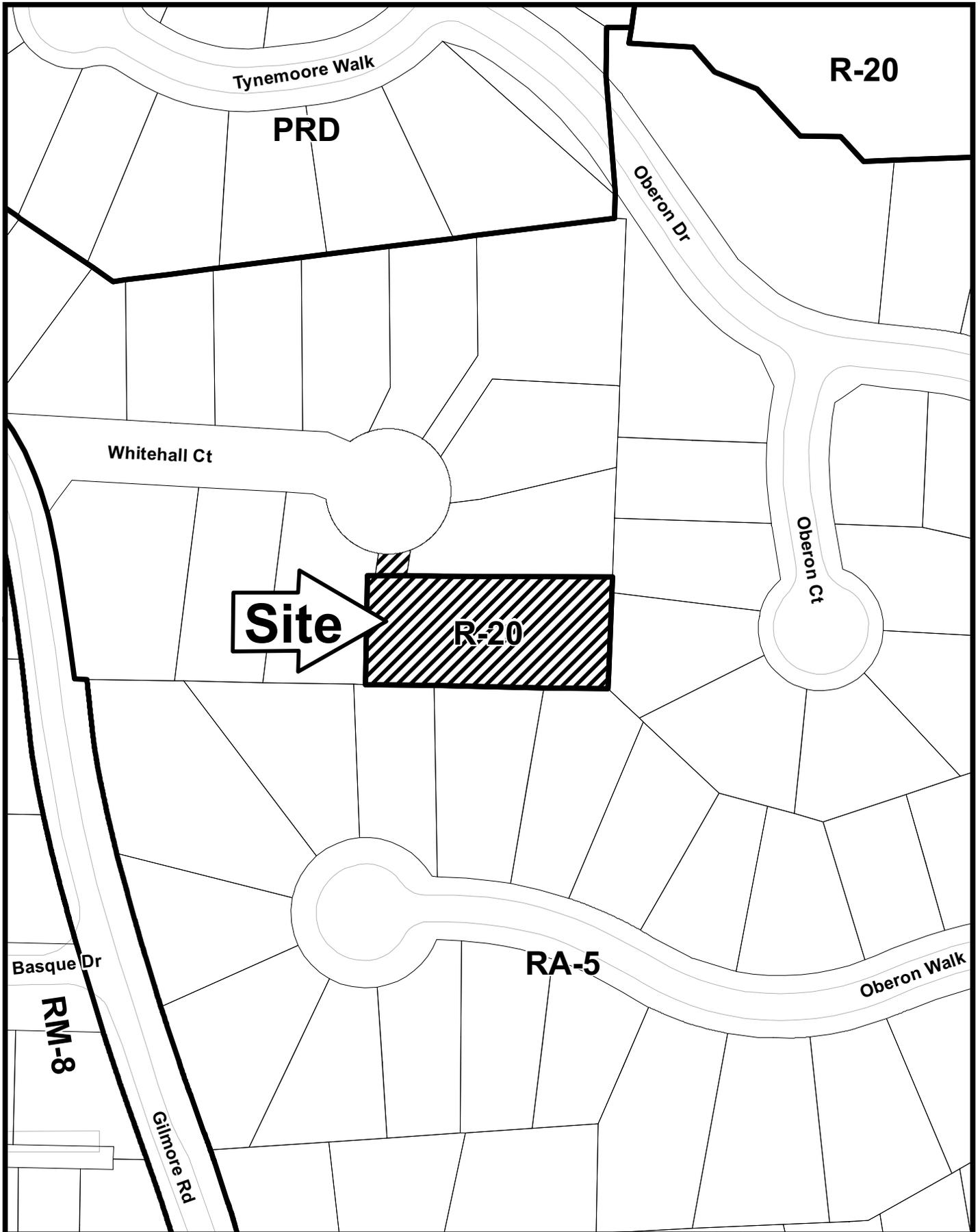
WATER: No conflict.

SEWER: No conflict.

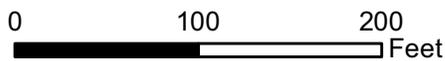
APPLICANT: George Garcia **PETITION No.:** V-51

FIRE DEPARTMENT: No comments.

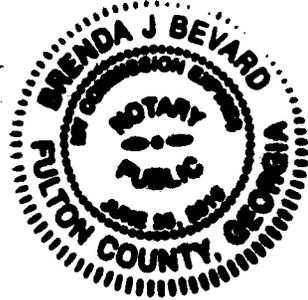
V-51



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

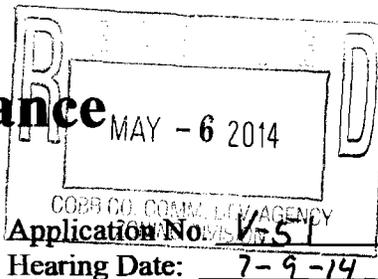


-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)



Applicant GEORGE GARCIA Phone # 787-344-3869 E-mail 43jorgegarcia@gmail.com
TOM ELDRIDGE FOR PANAMA PROPERTIES, INC. Address 3535 ROSWELL RD NE, SUITE 48, MARIETTA, GA 30066
 (representative's name, printed) (street, city, state and zip code)
Tom Eldridge Phone # 770-977-4674 E-mail tom@panamaproperties.com
 (representative's signature)

My commission expires: 6/25/2016 Signed, sealed and delivered in presence of: Brenda J Bevard
 Notary Public

Titleholder GEORGE GARCIA Phone # 787 344 3860 E-mail 43JORGEGARCIA@GMAIL.COM
 Signature George Garcia Address 660 CALLE VISTAMAR, QUEBRADITAS P.R 00671
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/25/2016 Signed, sealed and delivered in presence of: Brenda J Bevard
 Notary Public

Present Zoning of Property R20
 Location 4129 WHITEHALL COURT, SMYRNA, GA ; GILMORE ROAD & CANTRELL ROAD
 (street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 746 District 17th Size of Tract TRACT 1 563 SQ FT 0.013 ACRES
TRACT 2 17,042 0.391 ACRES
17,605 SQ FT. 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 X 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

- (A) USING PRESENT ZONING OF R20 PREVENTS SAID PROPERTY FROM BEING USED FOR CONSTRUCTION OF A SINGLE FAMILY HOME BECAUSE TOTAL SQUARE FEET IS 17,605 SQ.FT. (NEEDS TO BE 20,000 FOR R20)
- (B) BUILDING SITE (EXISTING SITE PLAN) DOES NOT ALLOW A REASONABLE SIZE LOCATION FOR A HOME. PROPOSED SITE PLAN IS ADEQUATE AND IS REQUESTED TO BE APPROVED

List type of variance requested:
(A) RELIEF FROM MINIMUM SQUARE FEET FOR PRESENT ZONING OF R20
(B) RELIEF FOR BUILDING SITE PER SITE PLAN AS SHOWN