

APPLICANT: Paula Tanasa

PETITION No.: V-57

PHONE: 201-993-5100

DATE OF HEARING: 07-09-2014

REPRESENTATIVE: Elwys Tanasa

PRESENT ZONING: R-20

PHONE: 212-961-7544

LAND LOT(S): 820

TITLEHOLDER: Paula Tanasa

DISTRICT: 17

PROPERTY LOCATION: On the east side of Orchard Valley Drive, south of Brookview Drive (4323 Orchard Valley Drive).

SIZE OF TRACT: 0.45 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (approximately 484 square foot Proposed Pavilion) from the required 35 feet to 15 feet; 2) increase the maximum allowable impervious surface from 35% to 40%; and 3) waive the minimum lot size from the required 20,000 square feet to 19,707 square feet (existing).

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 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: No adverse stormwater management impacts are anticipated. It appears that the existing brick paver driveway and front walk qualify for the pervious paver credit making the effective impervious coverage 35.7 % which is only slightly over the allowable.

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.

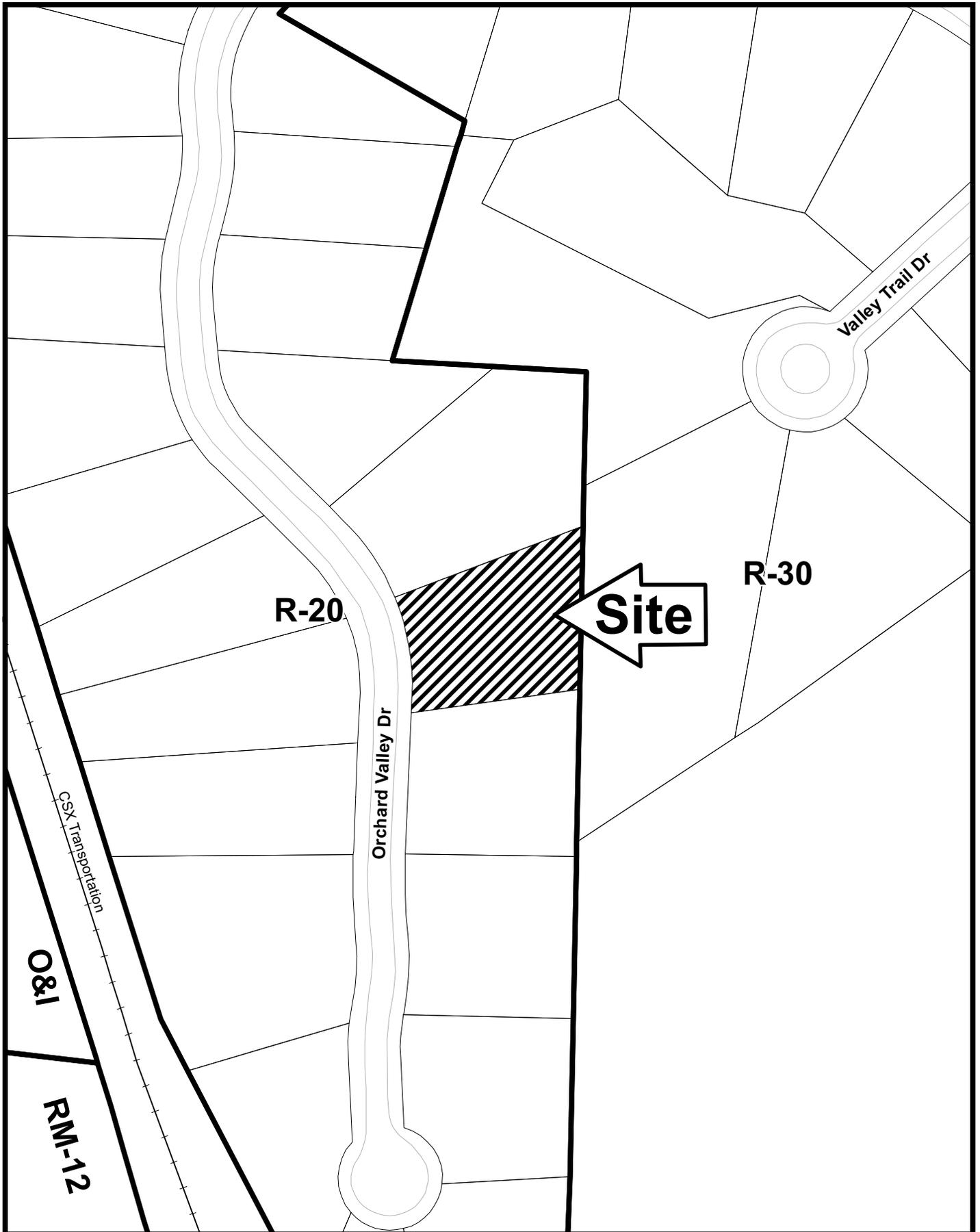
WATER: No conflict.

SEWER: No conflict.

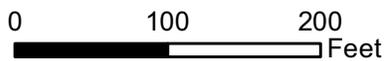
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FIRE DEPARTMENT: No comments.

V-57



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

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAY -8 PM 1:52

(type or print clearly)

Application No. V57
Hearing Date: 7-9-14

Applicant PAULA TANASA Phone # 201-993-5100 E-mail ANCAPAULA@HOTMAIL.COM
ELWYS TANASA Address 4323 ORCHARD VALLEY DR, ATLANTA, GA 30339
(representative's name, printed) (street, city, state and zip code)

[Signature]

Phone # 212-961-7544 E-mail ELWYST@GMAIL.COM

(representative's signature) Griffin Perryman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
08/26/2016

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 08/26/2016

Titleholder PAULA TANASA Phone # 201-993-5100 E-mail ANCAPAULA@HOTMAIL.COM
Signature *[Signature]* Address: 4323 ORCHARD VALLEY DR, ATLANTA, GA 30339
(attach additional signatures if needed) (street, city, state and zip code)

(representative's signature) Griffin Perryman
NOTARY PUBLIC
Cobb County, GEORGIA
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Present Zoning of Property R20

Location 4323 ORCHARD VALLEY DR, ATLANTA GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 820 District 17TH 2ND SECTION Size of Tract _____ 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 19,707 SF Shape of Property TRAPEZOID Topography of Property SLIGHTLY SLOPING 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).

AFTER BUILDING THE POOL (APPROVED PERMIT) AND ORDERING THE PAVILION, I REALIZED THAT ITS PLACEMENT HAS TO TAKE IN CONSIDERATION THE ZONE SETBACKS. HOWEVER, THE SIZE AND SHAPE OF THE PAVILION (PAID IN FULL, AND ITS COMPONENT PARTS ALREADY PRE-BUILT) DOESN'T ALLOW PLACING IT ANYWHERE ELSE ON THE PROPERTY. IT NEEDS TO BE ALIGNED WITH THE POOL, THEREFORE THE NEED TO REDUCE THE REAR SETBACK TO 15 FT.

List type of variance requested:
REDUCE REAR SETBACK FROM 35 FEET TO 15 FEET
INCREASE MAXIMUM IMPERVIOUS FROM 35% TO 40%
REDUCE MINIMUM LOT SIZE FROM 20,000 SF TO 19,707 SF