

APPLICANT: Timothy W. Matthews **PETITION No.:** V-96
PHONE: 404-272-1455 **DATE OF HEARING:** 10-01-2014
REPRESENTATIVE: Timothy W. Matthews **PRESENT ZONING:** R-20
PHONE: 404-272-1455 **LAND LOT(S):** 968
TITLEHOLDER: Timothy W. Matthews and Karyn **DISTRICT:** 16
M. Matthews
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 0.46 acre
Clubland Court, north of Clubland Drive **COMMISSION DISTRICT:** 2
(1052 Clubland Court).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the setback for an accessory structure over 144 square feet (approximately 216 square foot shed) from the required 35 feet to 18.1 feet adjacent to the north property line and from 10 feet to 7.9 feet adjacent to the east property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Timothy W. Matthews

PETITION No.:

V-96

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: A hold harmless agreement will be required for the accessory structure unless it is removed from the drainage easement.

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.

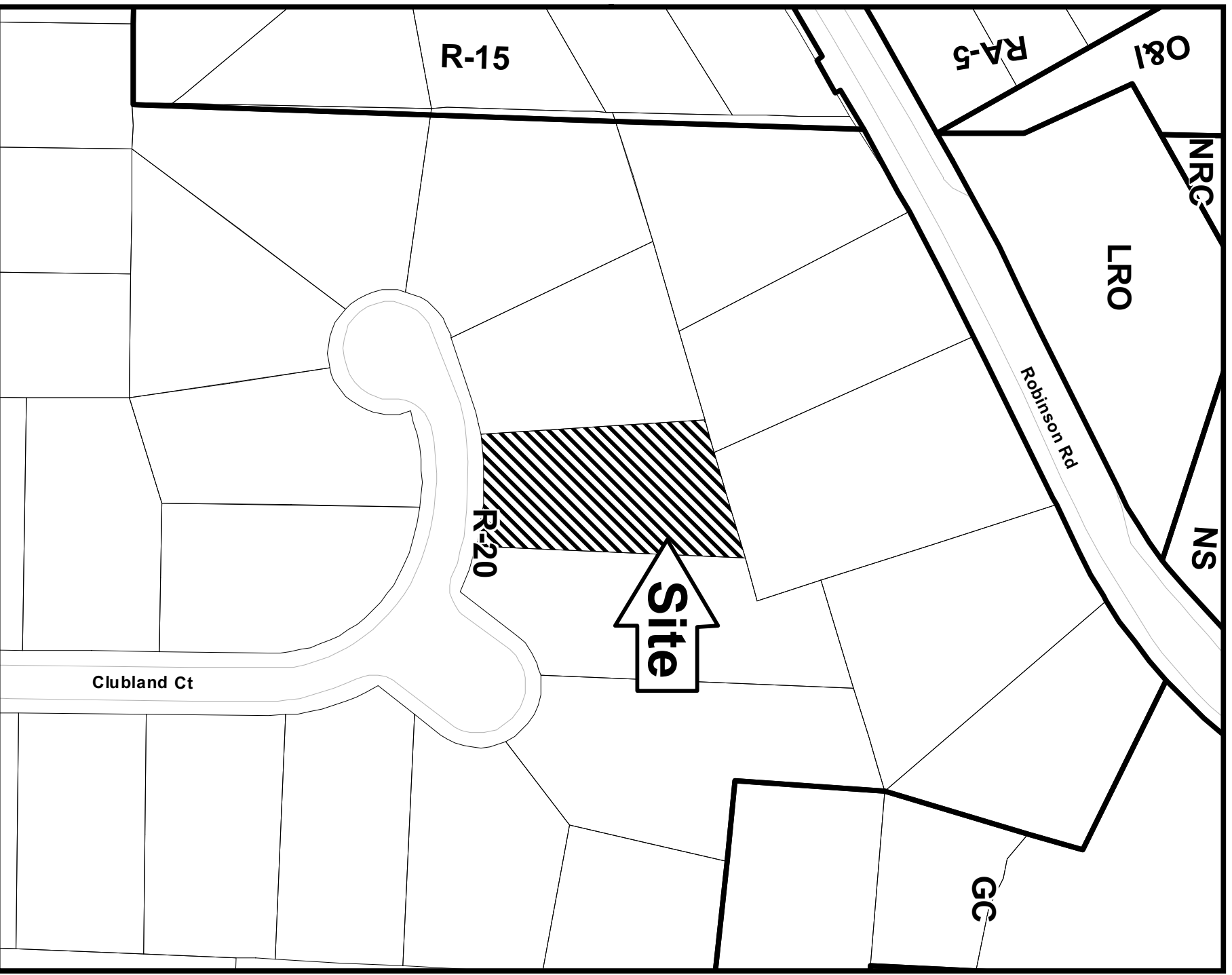
APPLICANT: Timothy W. Matthews

PETITION No.:

V-96

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-96

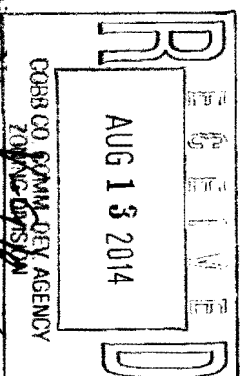


This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County




(Type or print clearly)

Application No. _____
Hearing Date: 10-1-14

Applicant Timothy W. Matthews Phone # 404-272-1455 E-mail timskaryn@hotmail.com

Timothy W. Matthews Address 1052 Clubland Ct, Marietta, GA, 30068
(street, city, state and zip code)

(representative's signature)  Phone # 404-272-1455 E-mail timskaryn@hotmail.com

My commission expires: _____ Signed, sealed and delivered in presence of: Janis S. Killian
Notary Public

Titleholder Karyn M. Matthews Timothy W. Matthews, Notary Public, My Commission Expires APRIL 25 2016
E-mail timskaryn@hotmail.com Phone # 404-272-1455

Signature  Address: 1052 Clubland Ct, Marietta, GA, 30068
(attach additional signature) (street, city, state and zip code)

My commission expires: _____ Signed, sealed and delivered in presence of: Janis S. Killian
Notary Public

Present Zoning of Property _____

Location 1052 Clubland Ct, Marietta, GA, 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 968 District 16 th Size of Tract 0.461 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).
Applying for variance to construct new garage so existing garage can be converted to a main floor bedroom and bath for aging in-laws. Without the variance providing the additional 2.7 feet, the new garage cannot be constructed. Removing the garage completely will reduce the value in the property.

List type of variance requested: Setback variance.