

APPLICANT: Croy Engineering, LLC
PHONE: 770-971-5407

REPRESENTATIVE: C. B. (Butch) Watson, III
PHONE: 770-971-5407

TITLEHOLDER: James K. Warren
PROPERTY LOCATION: On the south side of Woodland Brook Drive, north of Farmington Drive (4135 Woodland Brook Drive).

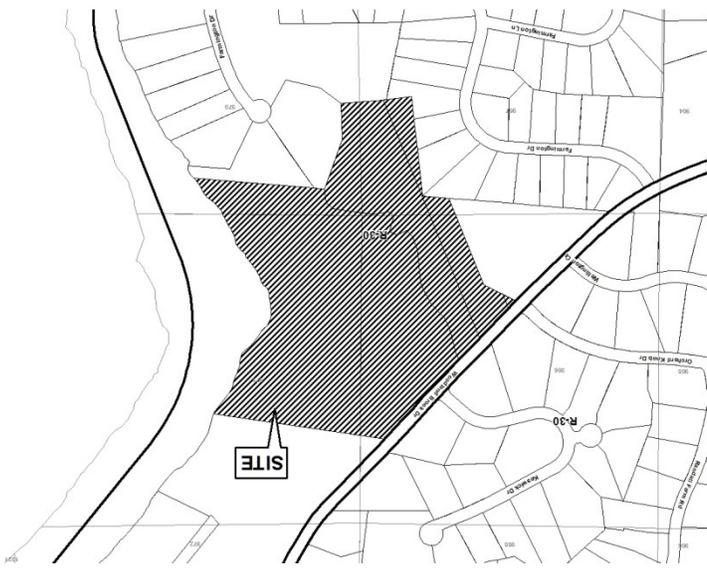
TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 1,720 square foot proposed garage) to the front of the primary structure; and 2) allow an accessory structure (approximately 400 square foot existing one story stucco building) to the front of the primary structure.

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

PETITION No.: V-98
DATE OF HEARING: 10-01-2014
PRESENT ZONING: R-30
LAND LOT(S): 956, 957, 970, 971
DISTRICT: 17
SIZE OF TRACT: 25.6 acres
COMMISSION DISTRICT: 2

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____
 REFLECTED _____ SECONDED _____
 HELD _____ CARRIED _____
 STIPULATIONS: _____



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 boundary plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and 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: This parcel is located within the ARC Chatahoochee River Corridor. The proposed plan meets Metropolitan River Protection Act guidelines.

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. Structures are sufficient distance from sewer easement (not shown).

APPLICANT:

Croy Engineering, LLC

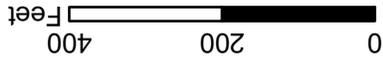
PETITION No.:

V-98

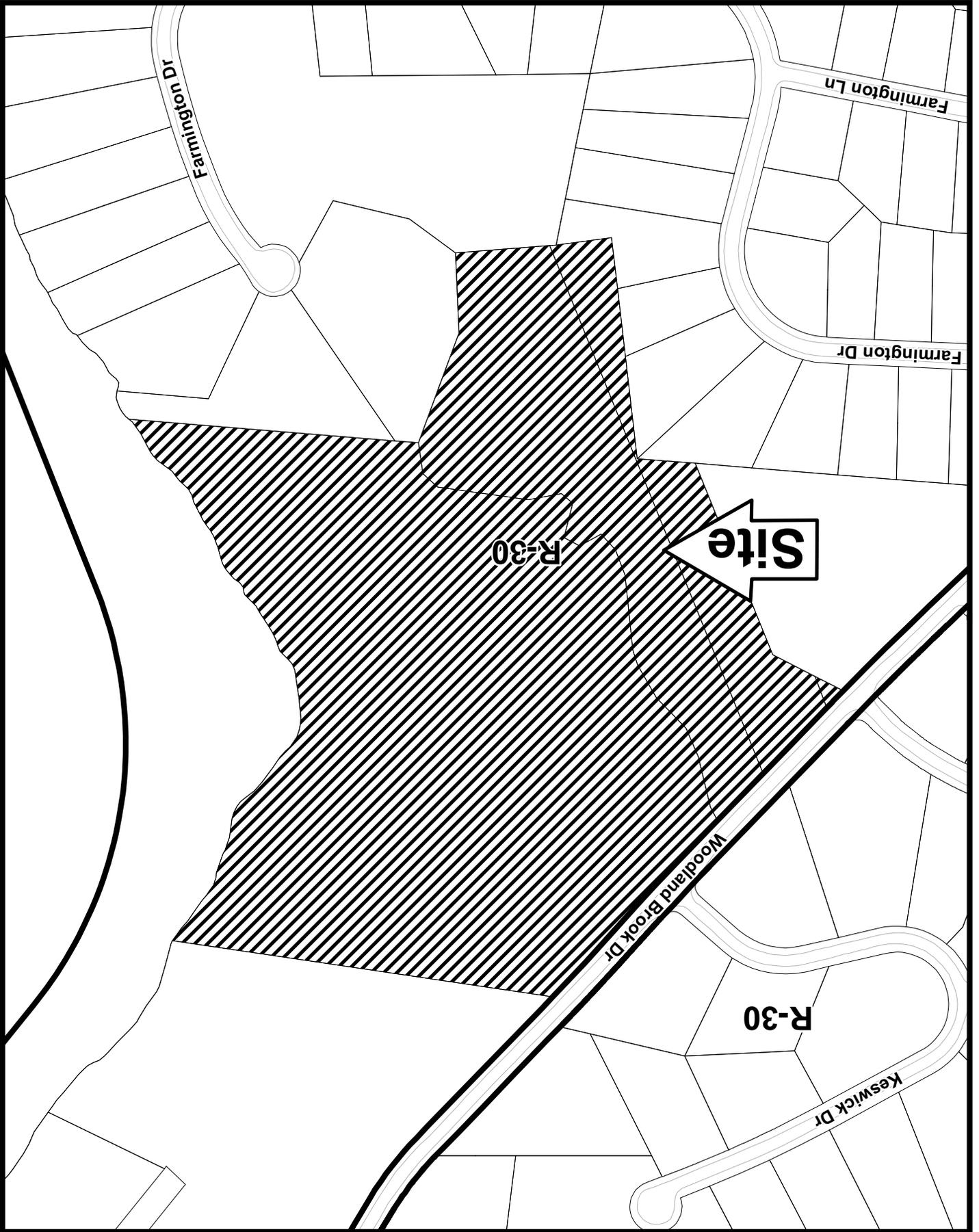
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Croy Engineering, LLC **PETITION No.:** V-98

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



City Boundary
Zoning Boundary

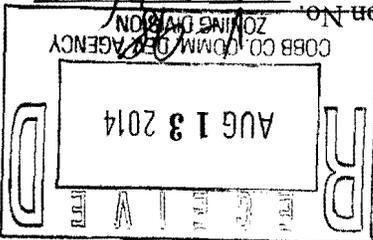


Application for Variance Cobb County

(type or print clearly)

Application No. 10-1-14

Hearing Date: 10-1-14



Applicant Croy Engineering, LLC Phone # (770) 971-5407 E-mail bwatson@croyengineering.com

C. B. (Butch) Watson, III (representative's name, printed) Address 200 North Cobb Parkway, Suite 413, Marietta, GA 30062

C. B. Watson (representative's signature) Phone # (770) 971-5407 E-mail bwatson@croyengineering.com

My commission expires January 5, 2018
Notary Public Cheryl L. Gattion

Titelholder James K. Warren Phone # (770) 432-8750 E-mail lkw.wcc@comcast.net

Signature [Signature] (attach additional signatures, if needed) Address 4135 Woodland Brook Drive, Atlanta, GA 30339

My commission expires January 5, 2018
Notary Public Cheryl L. Gattion

Present Zoning of Property R-30

Location 4135 Woodland Brook Drive, Atlanta, GA 30339; Parcels 17095600270, 17095600020 & 17095600090
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 956, 957, & 970 District 17 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 Shape of Property X Topography of Property X 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).

Topographic site conditions do not allow the Accessory Building to be built to the perceive rear of the main structure. Primary entrance to the house is off of a gravel parking area; however, the architectural front of the house faces the Chattahoochee River. Owner wishes to comply with Cobb County interpretation of zoning regulations.

List type of variance requested: Accessory Building (Garage) not to rear of main structure and Accessory Building to have a heated and air-conditioned mud / laundry room attached.