

APPLICANT: Cheryl R. Eaves

PETITION No.:

V-116

PHONE: 404-680-9343

DATE OF HEARING:

12-10-2014

REPRESENTATIVE: Cheryl R. Eaves

PRESENT ZONING:

R-20

PHONE: 404-680-9343

LAND LOT(S):

698

TITLEHOLDER: Kyle L. Pickett Special Needs Trust

DISTRICT:

17

PROPERTY LOCATION: On the north side of

SIZE OF TRACT:

0.33 acre

Anderson Drive, west of Atlanta Road

COMMISSION DISTRICT: 2

(2075 Anderson Drive).

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 24 feet; and 2) waive the impervious surface from a maximum of 35% to 39.2%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Cheryl R. Eaves

PETITION No.:

V-116

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: Utilization of pervious pavers for driveway is recommended and would reduce the effective impervious coverage to 35.6%.

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.

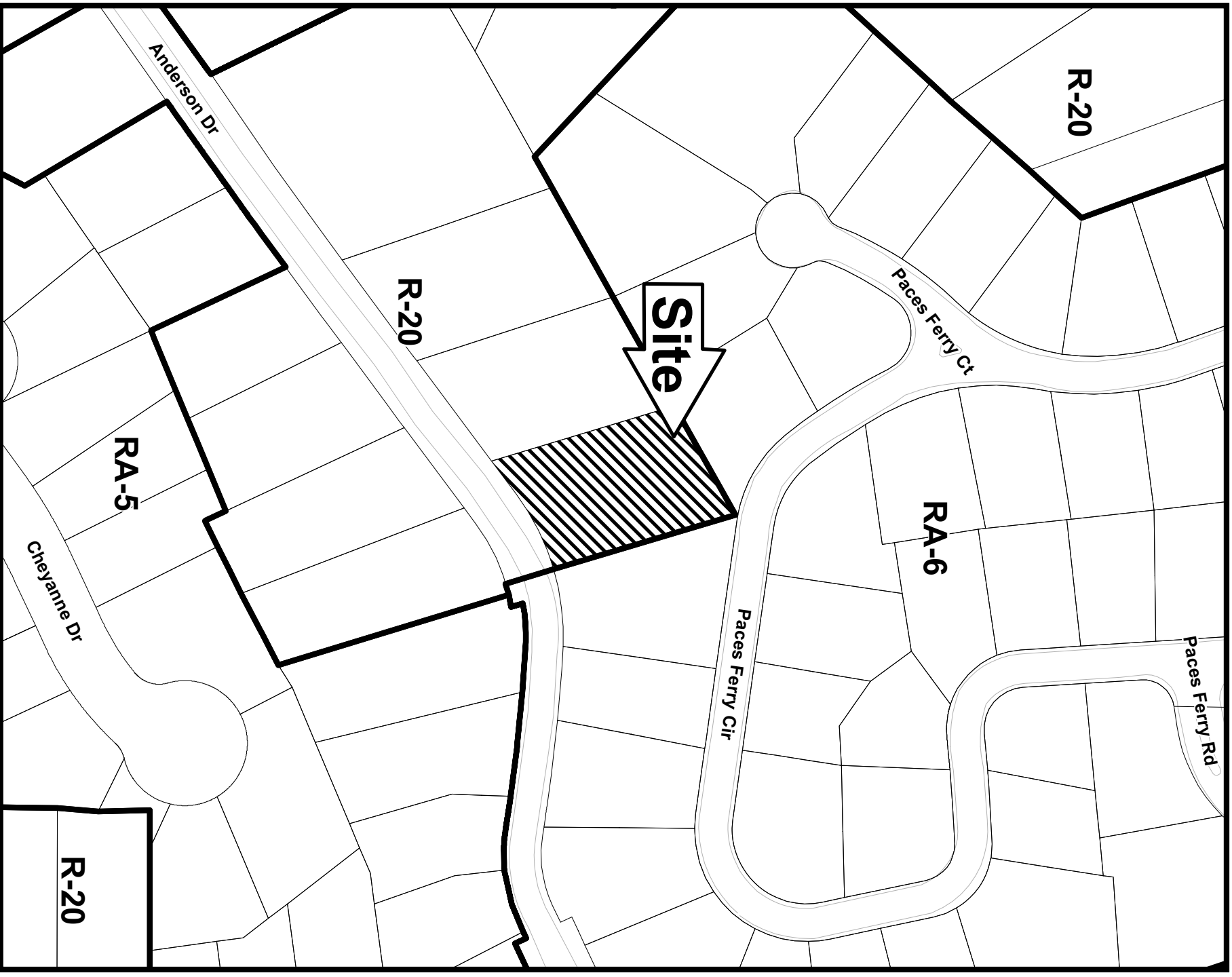
SEWER: No conflict.

APPLICANT: Cheryl R. Eaves

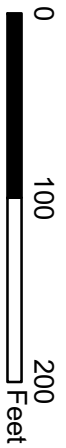
PETITION No.:

V-116

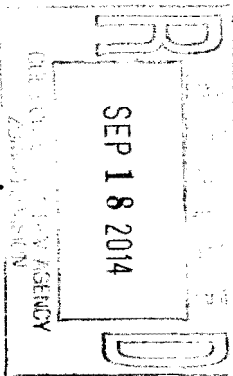
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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)

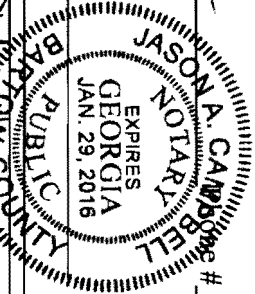
Application No. N-116
Hearing Date: 12-12-14

SEP 18 2014

Applicant Sheryl R. Savas Phone # 680-9343-404 E-mail creaves2010@att.net

Address 3350 Riverwood Plwy #1900 Atlanta GA
(street, city, state and zip code) 30339

Signature Sheryl R. Savas E-mail _____
(representative's name, printed)
(representative's signature)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder Kyle Logg Pickens Phone # 404-680-9343 E-mail creaves2010@att.net
Special Needs Trust
Signature Sheryl R. Savas Address: 2075 Anderson Dr Smyrna 30080
(attach additional signatures, if applicable)

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property R-2B

Location 2075 Anderson Dr. Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1e98 District 17 Size of Tract 0.33 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).
I have had plans modified X3 for past 18 months for this lot. I/we must have a ranch home (only 2803 sq ft) because of medical illness/injury and future surgeries. Steps in a home are very dangerous for me (I can provide medical data if needed). We extra 410" is for my larger bedroom to accommodate wheelchair and overnight nurse. The lot is odd shaped and makes it difficult to sit house at the back left corner. We are the subject from the required 35' to 24'. We have additional 2800 sq ft for rear porch for rolling a wheelchair using crutches (improvements). It is a financial hardship and architects are of a loss to do anything else to fit this house for our medical needs.