

APPLICANT: Martin Rodriguez

PETITION No.: V-1

PHONE: 678-255-6915

DATE OF HEARING: 01-14-2015

REPRESENTATIVE: Martin Rodriguez

PRESENT ZONING: R-20

PHONE: 678-255-6915

LAND LOT(S): 623

TITLEHOLDER: Martin Rodriguez Lopez and
Violeta Perez Pacheco

DISTRICT: 19

PROPERTY LOCATION: On the west side of Bay

SIZE OF TRACT: 0.46 acre

Berry Drive, south of Burfurd Drive

COMMISSION DISTRICT: 4

(2796 Bay Berry Drive).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 29.64 feet.

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: Issued notice of violation for building without a permit on 09-29-14.

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 apparent adverse stormwater management issues were observed. The carport was constructed over the existing driveway.

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: 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-1

R-15

R-20

Site

Devore Dr

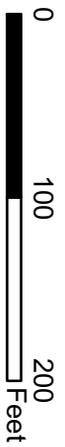
Burfordi Dr

Bay Berry Dr

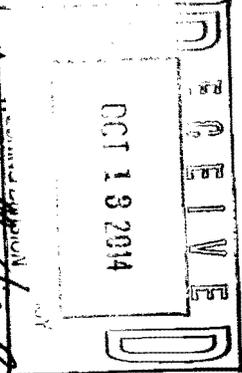
Fern Valley Dr



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. 1-1
Hearing Date: 11-15

Applicant Martin Rodriguez Phone # 678 235 6915 E-mail madr@comcast.net

Address 2796 Bay Berry Dr Marietta GA 30008
(street, city, state and zip code)

Signature Martin Rodriguez Phone # 678 235 6915 E-mail madr@comcast.net
(representative's signature)

My commission expires: April 8th 2016
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Martin V. Vukich Rodriguez Phone # 678 235 6915 E-mail madr@comcast.net

Signature Martin Rodriguez Address: 2796 Bay Berry Dr Marietta GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 8th 2016
Notary Public

Present Zoning of Property R-20

Location 2796 Bay Berry Drive Marietta, GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 623 District 19 Size of Tract 0.46 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 0.46 Shape of Property Rect Topography of Property on hill 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).

improved an original carpent EXTENDING slightly closer to the road. Construction of finish and complete would require down structure.

List type of variance requested: to Request reduction of front setback to 29.5' To clear carport