

APPLICANT: Michael Leingang **PETITION No.:** V-10
PHONE: 404-509-7786 **DATE OF HEARING:** 01-14-2015
REPRESENTATIVE: Susan Leingang **PRESENT ZONING:** LRO
PHONE: 404-509-7787 **LAND LOT(S):** 963
TITLEHOLDER: Leingang Dental Real Estate, LLC **DISTRICT:** 16
PROPERTY LOCATION: On the east side of Taliwa Trail, south of Roswell Road **SIZE OF TRACT:** 0.47 acre
COMMISSION DISTRICT: 2
(1136 Taliwa Trail).

TYPE OF VARIANCE: 1) Waive the requirement that a sign be located 42 feet from the centerline of the right-of-way to 25 feet; 2) allow a sign to be located closer than one foot behind the public right-of-way; and 3) waive the side yard setback for a sign from the required 15 feet to 1 foot adjacent to the northern property line.

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

BOARD OF APPEALS DECISION

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



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COMMENTS

TRAFFIC: Sign is to be located out of Right-of-Way.

Recommend sign be placed where it will not obstruct line of sight for Taliwa Trail, the applicant's driveway or neighboring driveways.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: Property owner will be responsible for costs if water meter must be relocated to accommodate sign.

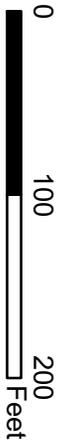
SEWER: No conflict.

APPLICANT: Michael Leingang

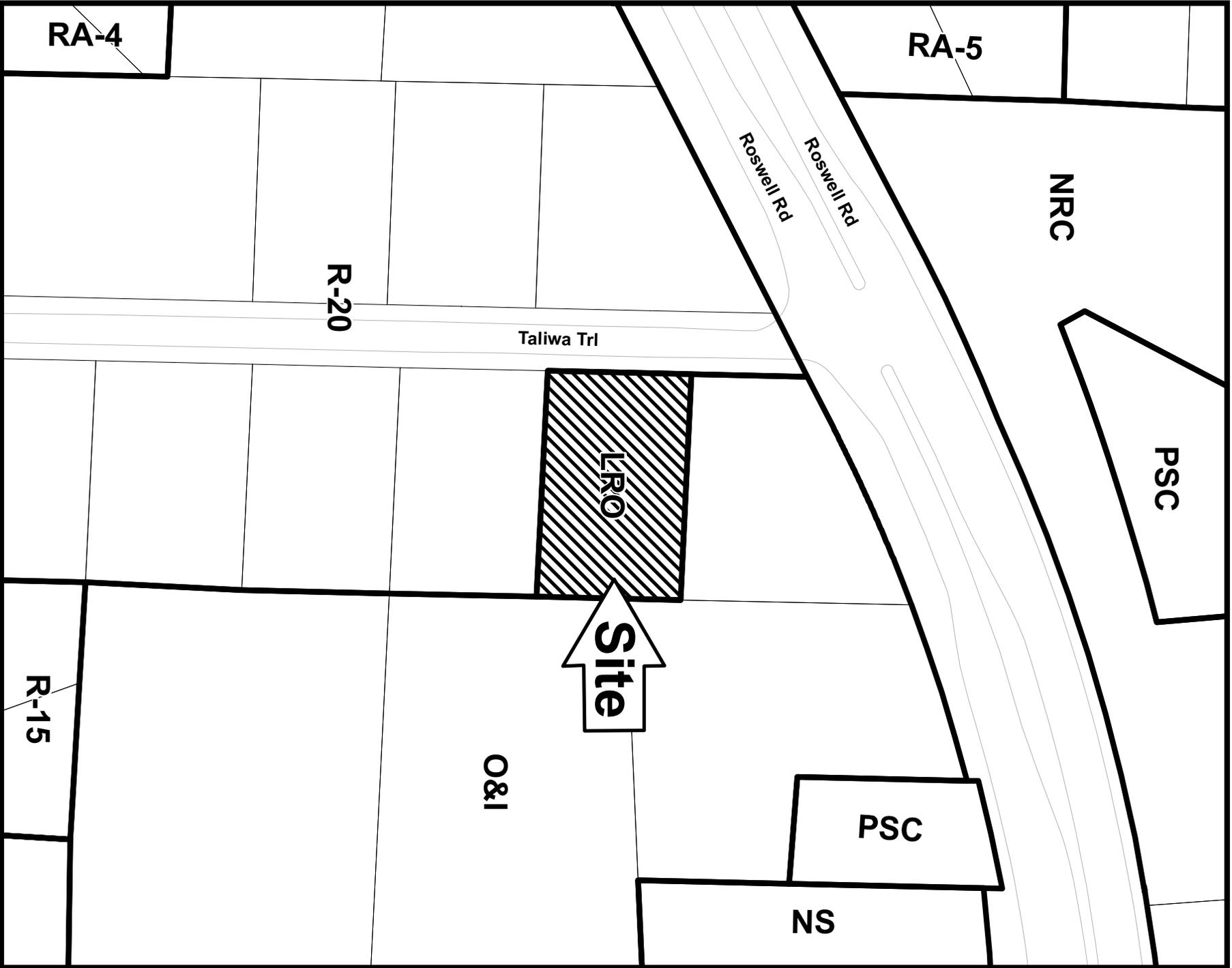
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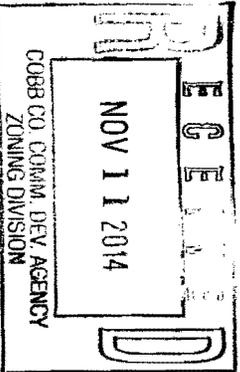
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

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. V-110
Hearing Date: 1-14-15

Applicant Michael Leingang home # 404-509-7786 E-mail leingang@mindspring.com
Susan Leingang Address 1136 Taliwa Trail, Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Susan Leingang Phone # 404-509-7787 E-mail leingang@mindspring.com
(representative's signature)

My commission expires: 3-21-15



Notary Public

Titleholder Leingang Dental Real Estate LLC Phone # 770-972-1859 Email mfb@leingangdental.com

Signature [Signature] Address: 1136 Taliwa Trail, Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-21-15



Notary Public

Present Zoning of Property LRO
Location 1136 Taliwa Trail, Marietta - GA 30068
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 963 District 16th Size of Tract 0.47 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

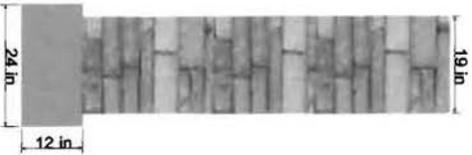
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (if applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Placing the monument sign under the normal terms of the ordinance would cause the view of the sign from Roswell Rd to be obstructed by neighbors shrubs that are 50 inches tall.

List type of variance requested: reduction in setback from 42 feet from centerline of Taliwa Trail to 25 feet from centerline of Taliwa Trail

Qty 1, Single-sided 4'x8' HDU Sign

Side View



Front View

