

APPLICANT: T. Wayne Davis
PHONE: 904-631-9000
REPRESENTATIVE: Russ King, Esq.
PHONE: 770-424-9235
TITLEHOLDER: Tine Wayne Davis, Jr.
PROPERTY LOCATION: On the west side of Chelsea Landing Way, south of Chelsea Lane, and east of Johnson Ferry Road (2395 Chelsea Landing Way).

PETITION No.: V-15
DATE OF HEARING: 01-14-2015
PRESENT ZONING: R-15
LAND LOT(S): 681
DISTRICT: 16
SIZE OF TRACT: 0.33 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minor side setback from the required 10 feet to 9 feet adjacent to the southern property line; 2) waive the major side setback from the required 35 feet to 34.81 feet adjacent to the northern property line; and 3) waive the maximum impervious surface from the required 35% to 35.48%

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: Walls less than 5 feet from property line require one hour fire rating.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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 adverse stormwater management impacts are anticipated.

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.

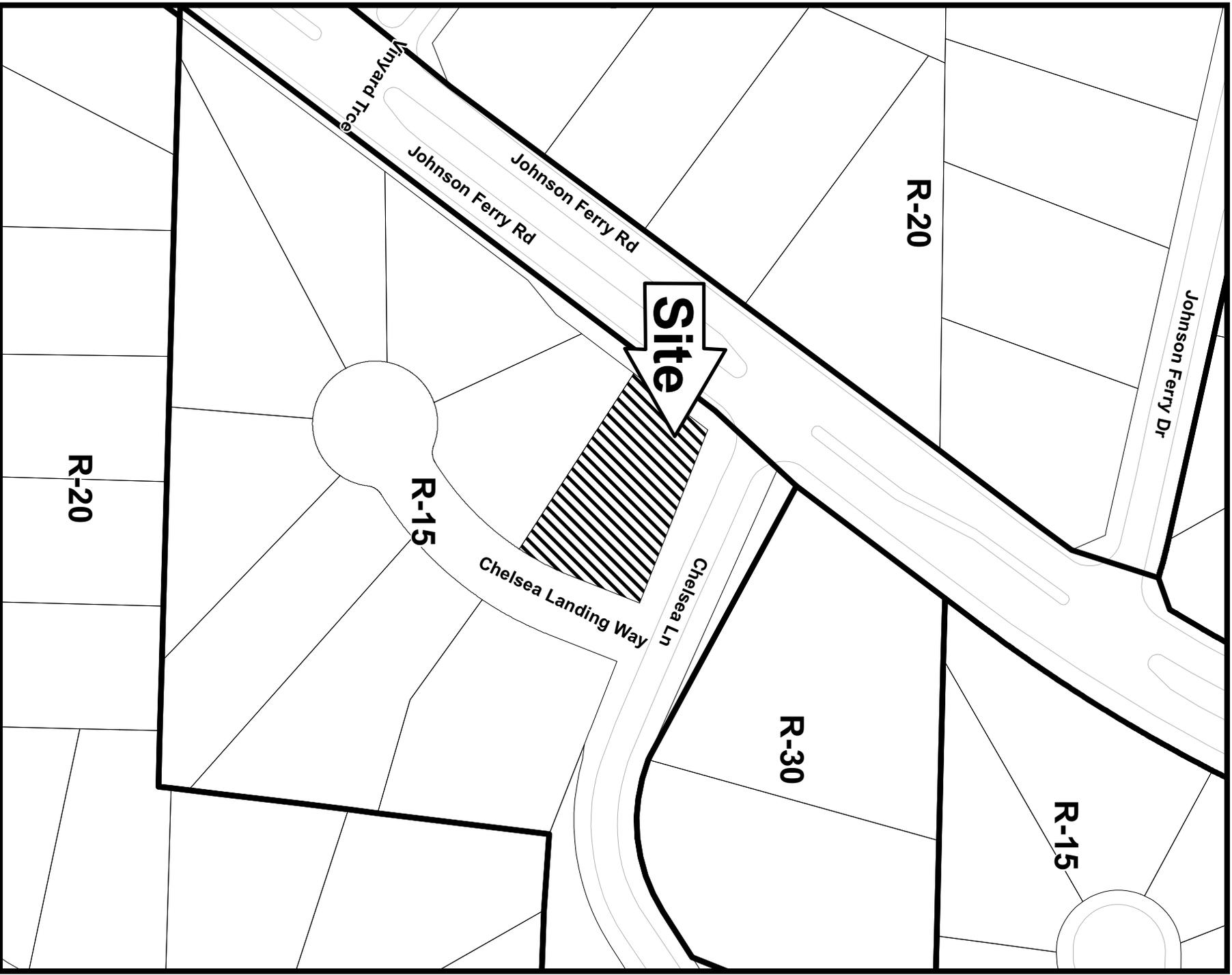
SEWER: No conflict.

APPLICANT: T. Wayne Davis

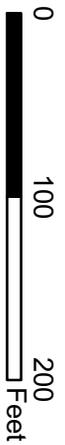
PETITION No.: V-15

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.

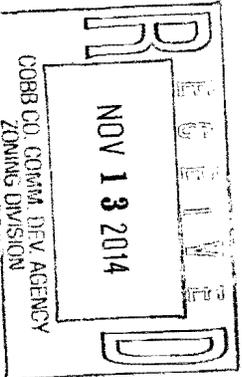
V-15



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-15
Hearing Date: 11-15

Applicant J. WAYNE DAVIS Phone # (904) 631-9000 E-mail twynedavis@gmail.com

BUSK KING, Esq. Address 192 ANDERSON STREET SUITE 125, MARIETTA, GA
(Representative's name, printed) (street, city, state and zip code) 30060
[Signature] Phone # (770) 424-9235 E-mail VKing@KingYakin.com
(Representative's signature)

My commission expires: Notary Public, Cobb County Georgia Signed, sealed and delivered in presence of:
My Commission Expires October 28, 2016 [Signature] Notary Public

Titleholder J. WAYNE DAVIS Phone # (904) 631-9000 E-mail twynedavis@gmail.com
Signature [Signature] Address 1910 SAN MARCO BLVD, JACKSONVILLE, FL
(attach additional signatures, if needed) (street, city, state and zip code) 32207

My commission expires: November 14, 2016
[Signature] Signed, sealed and delivered in presence of:
Notary Public



Present Zoning of Property R-15
Location 2395 CHELSEA FARMING WAY, MARIETTA, GA 30062 (street address, if applicable; nearest intersection, etc.)
Land Lot(s) 681 District 16 Size of Tract 0.527 Acre(s) (14,223.907 sq. ft.)

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).

THE STRUCTURE, ALL ATTACHMENTS, AND LANDSCAPES HAS ALREADY BEEN COMPLETED AT GREAT EXPENSE. THE VARIANCE(S) REQUESTED BELOW AND CONSENTED TO BY ADJOINING LANDOWNERS WILL ALLOW OWNER THE FULL ENJOYMENT OF HIS PROPERTY WITHOUT SUFFERING THE EXTRAORDINARY EXPENSE OF TEARING DOWN ATTACHMENTS. THE TOPOGRAPHY OF THE LOT REQUIRES THE VARIANCE(S) LISTED BELOW.
List type of variance requested:
(1) RELIEF FROM THE MINOR SIDE SETBACK (FROM 10 FT. to 4 FT.)
(2) RELIEF FROM THE MAXIMUM IMPERVIOUS SURFACES (FROM 35% to 36%)
(3) PRESUMPT TO COBB CO. CODE OF ORDINANCES SECTION 184-170(12) RELIEF FROM MINIMUM OF FIVE FEET OFF OF PROPERTY LINE TO FOUR FEET