

APPLICANT: Robert D. Luttrell

PETITION No.: V-36

PHONE: 404-307-2931

DATE OF HEARING: 03-11-2015

REPRESENTATIVE: Robert D. and Christy P. Luttrell

PRESENT ZONING: R-30

PHONE: 404-307-2931

LAND LOT(S): 756

TITLEHOLDER: Robert D. Luttrell and Christy P. Luttrell

DISTRICT: 16

PROPERTY LOCATION: On the east side of Country Squire Lane, north of Bishop Lake Road (2030 Country Squire Lane).

SIZE OF TRACT: 0.30 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 6 feet; 2) waive the side setback from the required 10 feet to zero feet adjacent to the southern property line; and 3) waive the rear setback from the required 40 feet to 10 feet.

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

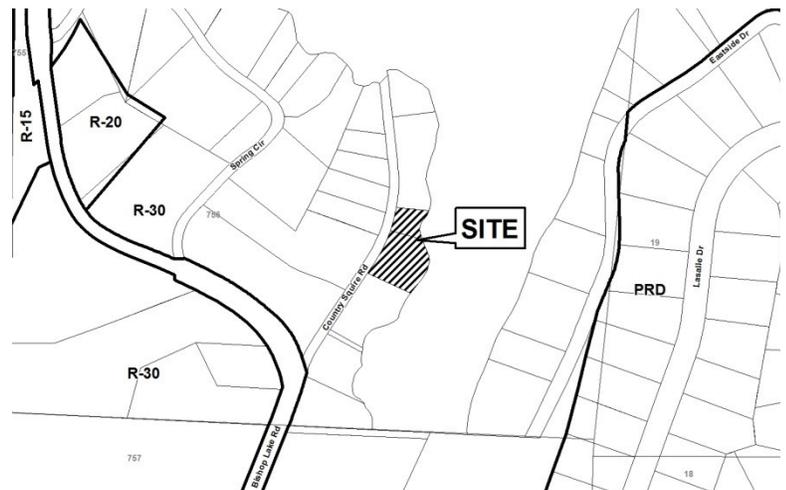
BOARD OF APPEALS DECISION

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: 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: 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.

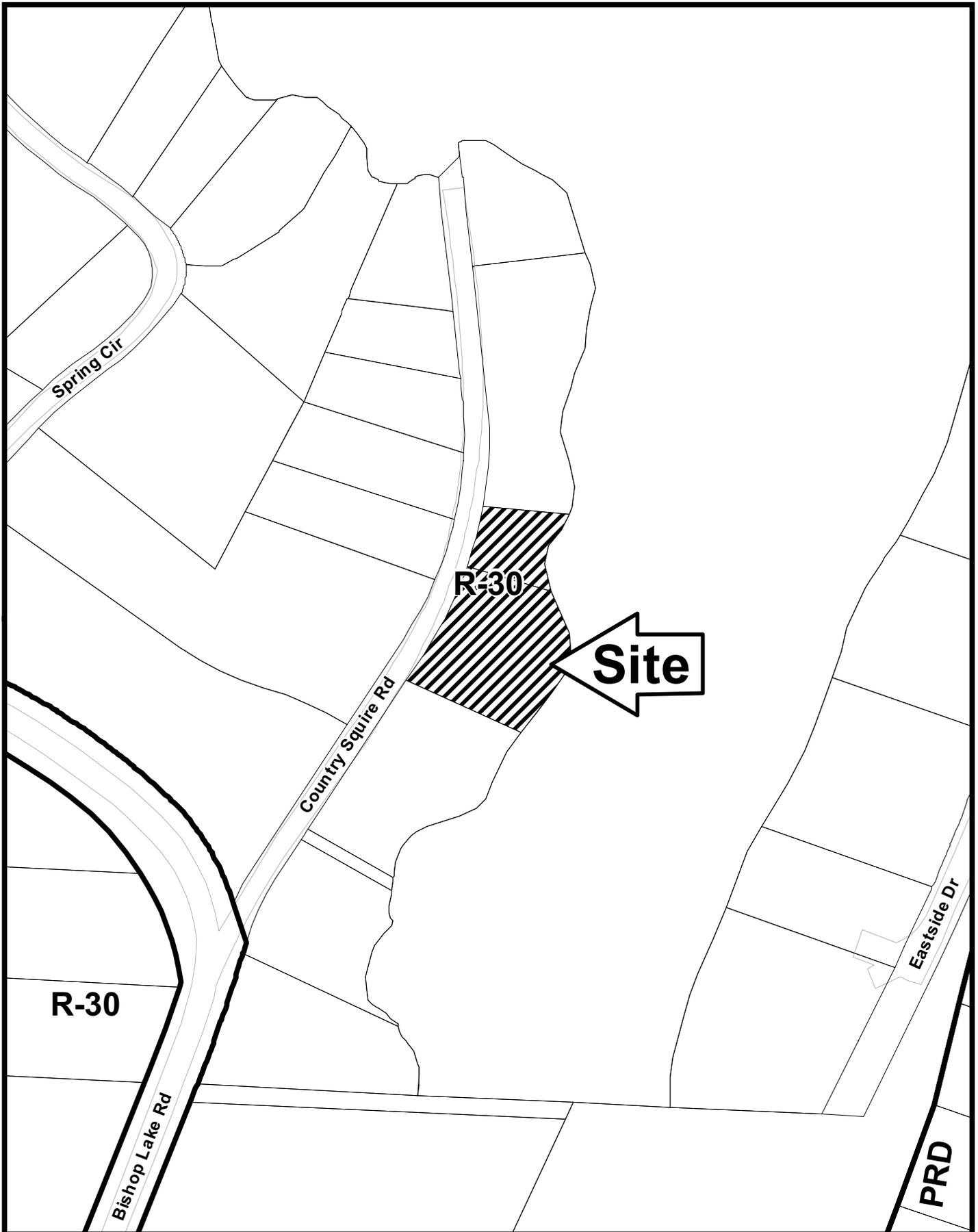
WATER: No conflict.

SEWER: No conflict.

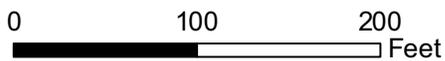
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

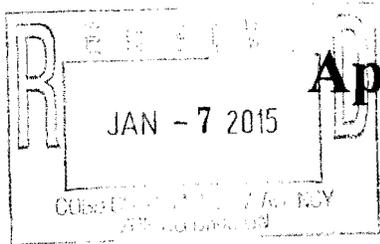
V-36



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-36
Hearing Date: 3-11-15

Applicant ROBERT D. LUTTRELL Phone # 404.307.2931 E-mail RLUTTRELL@ATSLAB.COM

ROBERT D. LUTTRELL, CHRISTY P. LUTTRELL Address 2030 COUNTRY SQUIRE RD, MARIETTA GA
(representative's name, printed) (street, city, state and zip code)

Christy P. Luttrell Phone # 404.307.2931 E-mail RLUTTRELL@ATSLAB.COM
(representative's signature)

My commission expires: 9/18/2018

Signed, sealed and delivered in presence of: [Signature]
NOTARY PUBLIC
COBB COUNTY, GEORGIA
HAILEY HUDSPETH

Titleholder ROBERT D. LUTTRELL + CHRISTY P. LUTTRELL Phone # 404.307.2931 E-mail RLUTTRELL@ATSLAB.COM

Signature [Signature] Address: 2030 COUNTRY SQUIRE RD, MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/18/2018

Signed, sealed and delivered in presence of: [Signature]
NOTARY PUBLIC
COBB COUNTY, GEORGIA
HAILEY HUDSPETH

Present Zoning of Property M-30

Location 2030 Country Squire Lane
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) ~~756~~ 756 District 16th Size of Tract 0.30 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 X 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).

Small lot size, lake behind, connect play room to main house,

List type of variance requested: add a hallway between the two structures,