

APPLICANT: Leigh Courtney

PETITION No.: V-41

PHONE: 770-485-3254

DATE OF HEARING: 03-11-2015

REPRESENTATIVE: Leigh Courtney

PRESENT ZONING: R-15

PHONE: 770-485-3254

LAND LOT(S): 94

TITLEHOLDER: Leigh Courtney

DISTRICT: 1

PROPERTY LOCATION: On the north side of Bellingham Drive, west of Roswell Road (4809 Bellingham Drive).

SIZE OF TRACT: 0.35 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 20 feet; and 2) waive the maximum impervious surface from the required 35% to 42.8%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Leigh Courtney

PETITION No.: V-41

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: This parcel is already significantly over the impervious coverage limit. In addition, the majority of the lot bypasses the adjacent stormwater management facility. If approved, permit should be made subject to Stormwater Management Division approval of onsite runoff mitigation.

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.

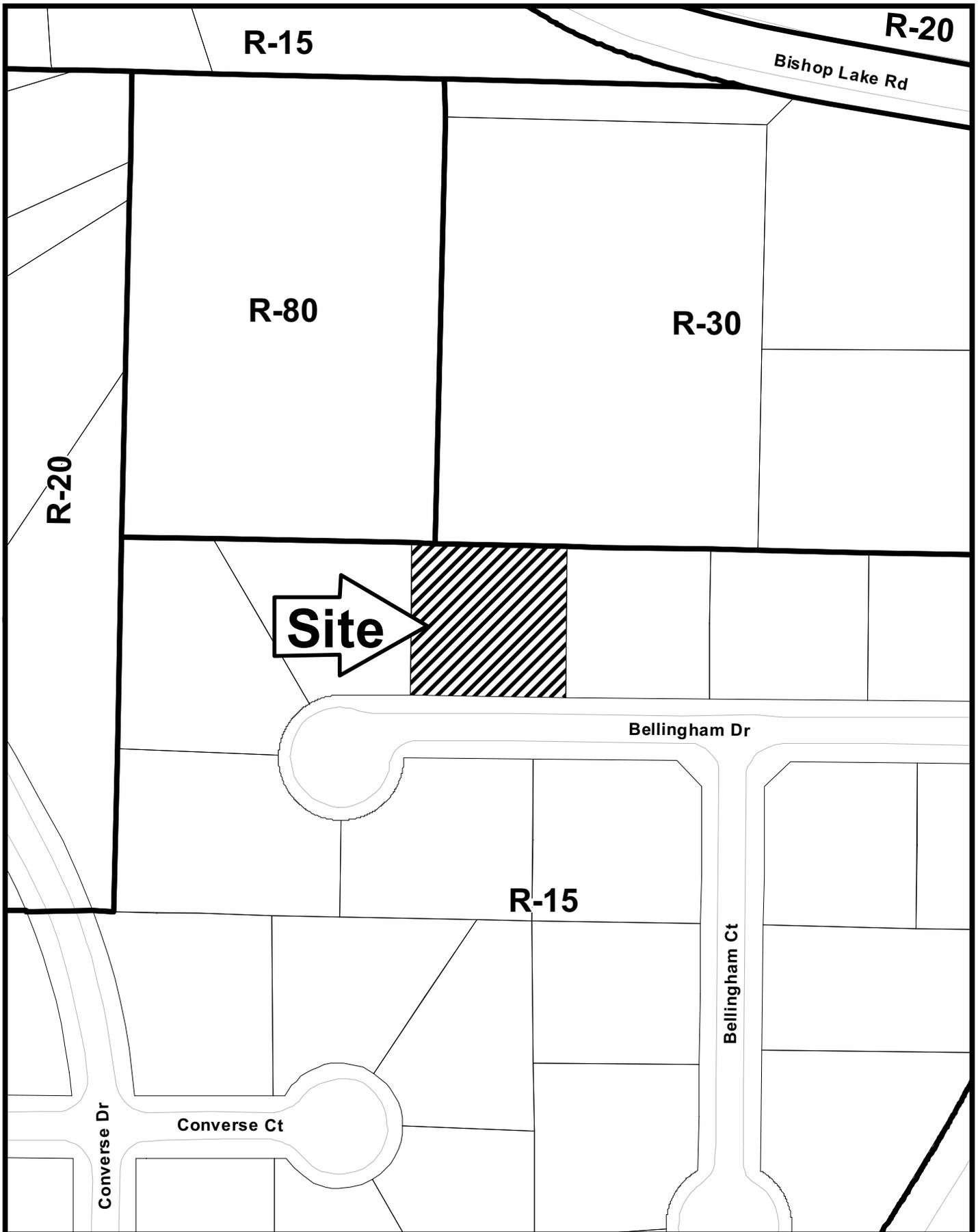
WATER: No conflict.

SEWER: No conflict.

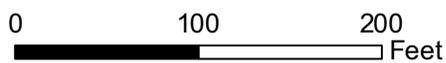
APPLICANT: Leigh Courtney **PETITION No.:** V-41

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-41



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

JAN 8 2015

Application for Variance Cobb County

(type or print clearly)

Application No. V-41
Hearing Date: 3-11-15

Applicant Leigh Courtney Phone # 770 485-3254 E-mail LCOURTNET3@yahoo.com

Leigh Courtney Address 4809 Bellingham Dr., Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

LCourtney Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: May 30th 2017

[Signature]
Notary Public

Titleholder Leigh Courtney Phone # (770) 485-3254 E-mail LCourtney3@yahoo.com

Signature LCourtney Address: 4809 Bellingham Dr. Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 30th 2017

[Signature]
Notary Public

Present Zoning of Property R15

Location 4809 Bellingham Dr. Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 94 District 1ST Size of Tract .345 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).

unable to cover deck which prevents full use of property and improvements

List type of variance requested: ROOF OVER DECK PARTIALLY IN REAR SETBACK AND ADDITIONAL IMPROVEMENTS