

APPLICANT: Scott Maurer

PETITION No.: V-63

PHONE: 404-441-4210

DATE OF HEARING: 04-01-2015

REPRESENTATIVE: David Meyer

PRESENT ZONING: R-20

PHONE: 770-514-9006

LAND LOT(S): 172, 173

TITLEHOLDER: Scott Maurer and Monica Maurer

DISTRICT: 19

PROPERTY LOCATION: At the southern terminus of Paces Farm Trail, south of Hoyle Farm Drive (923 Paces Farm Trail).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 29 feet.

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

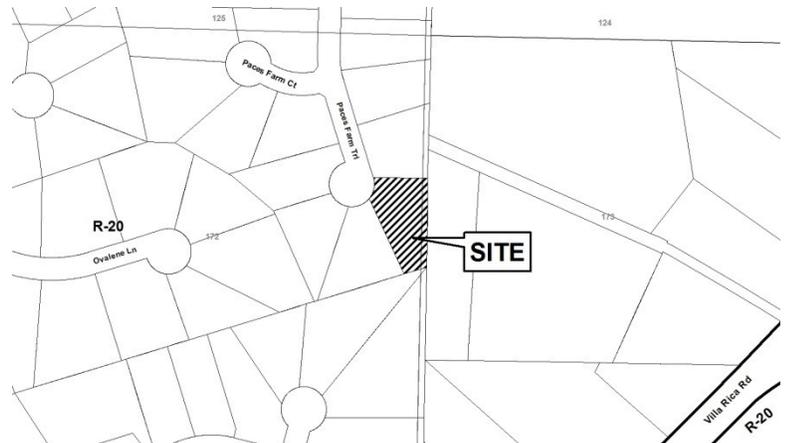
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Scott Maurer **PETITION No.:** V-63

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. The majority of the proposed addition will be located over the existing concrete patio.

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.

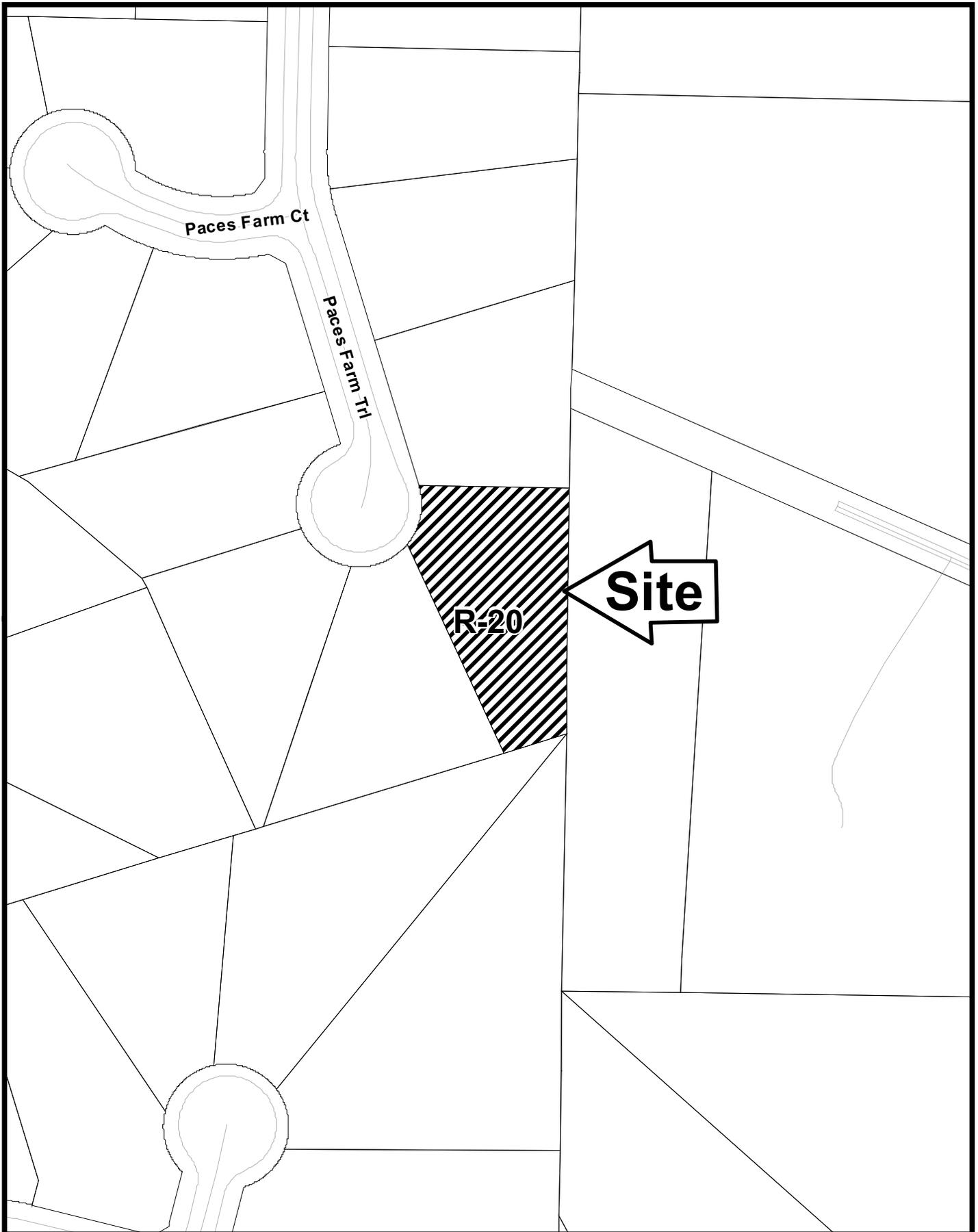
WATER: No conflict.

SEWER: No conflict.

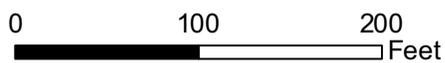
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

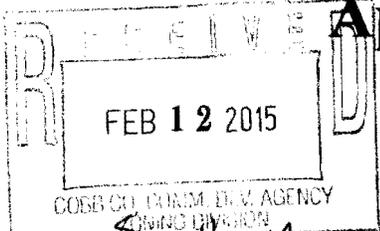
V-63



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-63
Hearing Date: 4-1-15

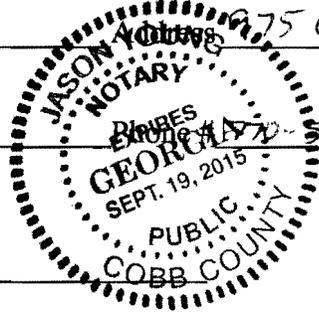
Applicant Scott Maurer Phone # 404-441-4210 E-mail hocsmaurer@gmail.com

David Meyer
(representative's name, printed)

975 Cobb Place Blvd, Kennesaw GA 30144
(street, city, state and zip code)

(representative's signature)

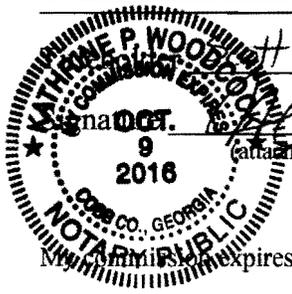
Phone # 404-514-9006 E-mail dmeyer@dgmllpc.com



Signed, sealed and delivered in presence of:

My commission expires: 9/19/15

Notary Public



Applicant Scott Maurer Phone # 404-441-4210 E-mail hocsmaurer@gmail.com

Address: 923 Paces Farm Trail Marietta GA 30064
(street, city, state and zip code)

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: October 9, 2016

Katharine P. Woodcock
Notary Public

Present Zoning of Property R-20

Location 923 Paces Farm Trail Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 District 19 Size of Tract .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 _____ 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).

Due to nature and size of lot, future structure crosses over a portion of construction buffer. Asking for additional space in buffer zone to accommodate corner of structure.

List type of variance requested: Reduction in rear setback from 35' to 29' to allow for addition.