



**APPLICANT:** Karen Lee Shearer and Bennett J. Frye, Sr.  
**PHONE:** 770-422-6291  
**REPRESENTATIVE:** Karen Lee Shearer and Bennett J. Frye, Sr.  
**PHONE:** 770-354-3428  
**TITLEHOLDER:** Karen L. Shearer and Bennett J. Frye, Sr.  
**PROPERTY LOCATION:** On the north side of Friendship Church Road, west of Casteel Road (575 Friendship Church Road).

**PETITION No.:** V-99  
**DATE OF HEARING:** 07-15-2015  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 57, 58  
**DISTRICT:** 19  
**SIZE OF TRACT:** 2.73 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback for proposed lot 1 from the required 50 feet to 12 feet; 2) waive the rear setback for proposed lot 2 from the required 40 feet to 12 feet; and 3) allow an accessory structure (existing 360 square foot shed #1 and existing 240 square foot shed #2) to the side of the principal building.

**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 comments.

**SITE PLAN REVIEW:** No comment.

**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:** Applicants should be aware of the limitations of permanent structures near public water and sewer easements (County Code section 122-123).

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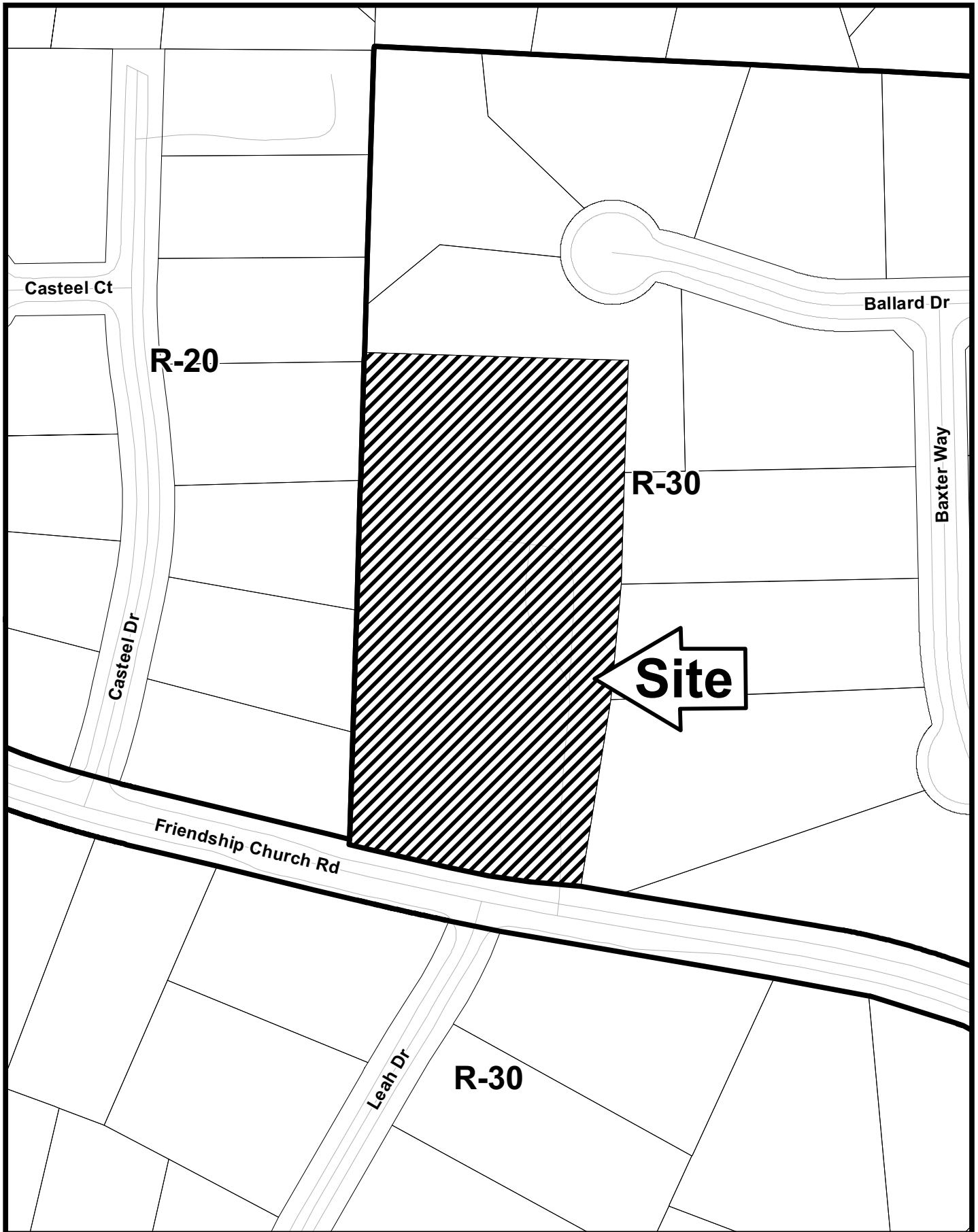
**PETITION No.:** V-99

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**FIRE DEPARTMENT:**

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main\*  
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant\*

# V-99

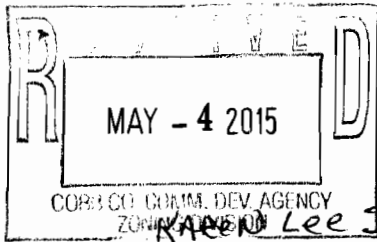


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-99  
Hearing Date: 7-15-15

Applicant KAREN Lee Shearer Phone # 770-422-6291 E-mail Karen@aguaramapools.com  
Bennett J. Frye, Sr.  
KAREN Lee Shearer Address 575 Friendship Ch. Rd.  
Bennett J. Frye Sr (representative's name, printed) MARIETTA, GA 30064  
Karen Lee Shearer (representative's signature) Phone # 770-354-3428 E-mail Karen@aguaramapools.com  
B. Frye Sr (representative's signature) 770-422-6291

Signed, sealed and delivered in presence of:

My commission expires: 10-24-2016

Linda L Stewart  
Notary Public

Titleholder KAREN Lee Shearer Phone # 770-354-3428 E-mail Karen@aguaramapools.com  
Bennett J. Frye, Sr. Phone # 770-422-6291  
Signature Bennett J. Frye Sr / Karen Lee Shearer Address: 575 Friendship Church Rd.  
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30064

Signed, sealed and delivered in presence of:

My commission expires: 10-24-2014

Linda L Stewart  
Notary Public

Present Zoning of Property R-36

Location 575 Friendship Church Rd. Marietta, Ga.

ID# 19-0057-0-018-0 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District 19 Size of Tract 2.57 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).

Barn built 25 years ago too close to property line  
Property split for daughter to build house

List type of variance requested: (1) Reduce front setback on Lot 1  
from 50' to 12' as shown on plan  
(2) Reduce rear setback on Lot 2 from 40' to 12'  
as shown on plan