

APPLICANT: Jerad Johnson
PHONE: 678-654-4855
REPRESENTATIVE: Jerad Johnson
PHONE: 678-654-4855
TITLEHOLDER: Jerad G. Johnson
PROPERTY LOCATION: On the east side of
Meadow Way, south of Shallowford Road
(4240 Meadow Way).

PETITION No.: V-103
DATE OF HEARING: 07-15-2015
PRESENT ZONING: R-20
LAND LOT(S): 202
DISTRICT: 16
SIZE OF TRACT: 0.46 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 3 feet adjacent to the southern property line; and 2) waive the side setback for an accessory structure under 144 square feet (approximately 100 square foot metal building) from the required 5 feet to 4 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Jerad Johnson **PETITION No.:** V-103

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Notice of Violation was issued for building without a permit for the garage addition on 4-16-15.

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.

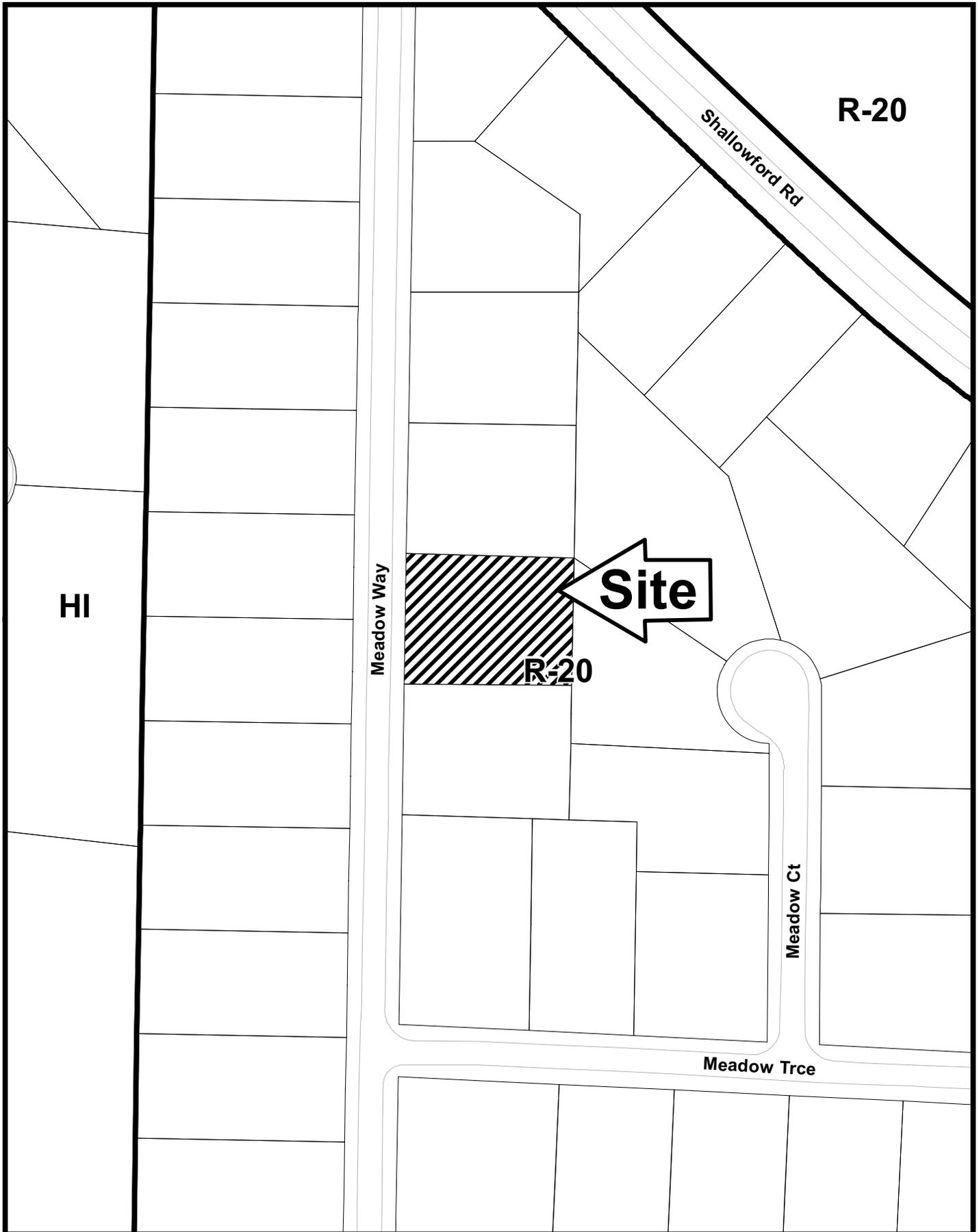
WATER: No conflict.

SEWER: No conflict.

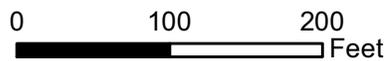
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

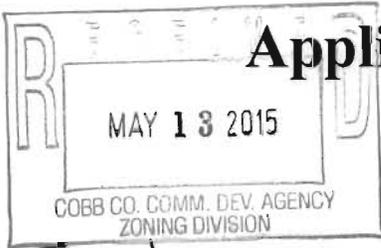
V-103



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-103
Hearing Date: 7-15-15

Applicant Jerad Jonnsen Phone # 678-654-4855 E-mail jerad.jonnsen@cobbk12.org

(representative's name, printed) Jerad Jonnsen Address 4240 meadow way Marietta GA 30066
(street, city, state and zip code)

(representative's signature) [Signature] Phone # (678) 654-4855 E-mail jerad.jonnsen@cobbk12.org



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Titleholder Jerad Jonnsen Phone # 678-654-4855 E-mail jerad.jonnsen@cobbk12.org

Signature [Signature] Address: 4240 meadow way Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Present Zoning of Property R20

Location 4240 meadow way Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 202 District 110th Size of Tract _____ 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 .46 acre Shape of Property rect 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).

we are adding a garage sized for 3 cars to the side of the house. This will be unheated or A/C. we cannot put in back yard because of existing pool.

List type of variance requested: set back. Please waive the set back from 10 feet to 3.9 feet.