



**APPLICANT:** Roger Pearson

**PETITION No.:** V-111

**PHONE:** 678-451-2866

**DATE OF HEARING:** 08-12-2015

**REPRESENTATIVE:** Roger Pearson

**PRESENT ZONING:** R-20

**PHONE:** 678-451-2866

**LAND LOT(S):** 1104

**TITLEHOLDER:** Roger A. Pearson and Kellyn Lea  
Wakefield A/K/A Kellyn  
Wakefield Pearson

**DISTRICT:** 16

**PROPERTY LOCATION:** On the west side of  
Beckwith Trail, south of Arrow Wood Drive  
(2669 Beckwith Trail).

**SIZE OF TRACT:** 0.72 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet (192 square foot shed) from the required 35 feet to 15 feet; and 2) waive the side setback for an accessory structure over 144 square feet (192 square foot shed) from the required 10 feet to 2 feet adjacent to the north property line.

**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:** No comment.

**STORMWATER MANAGEMENT:** No apparent adverse stormwater management issues were observed.

**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.

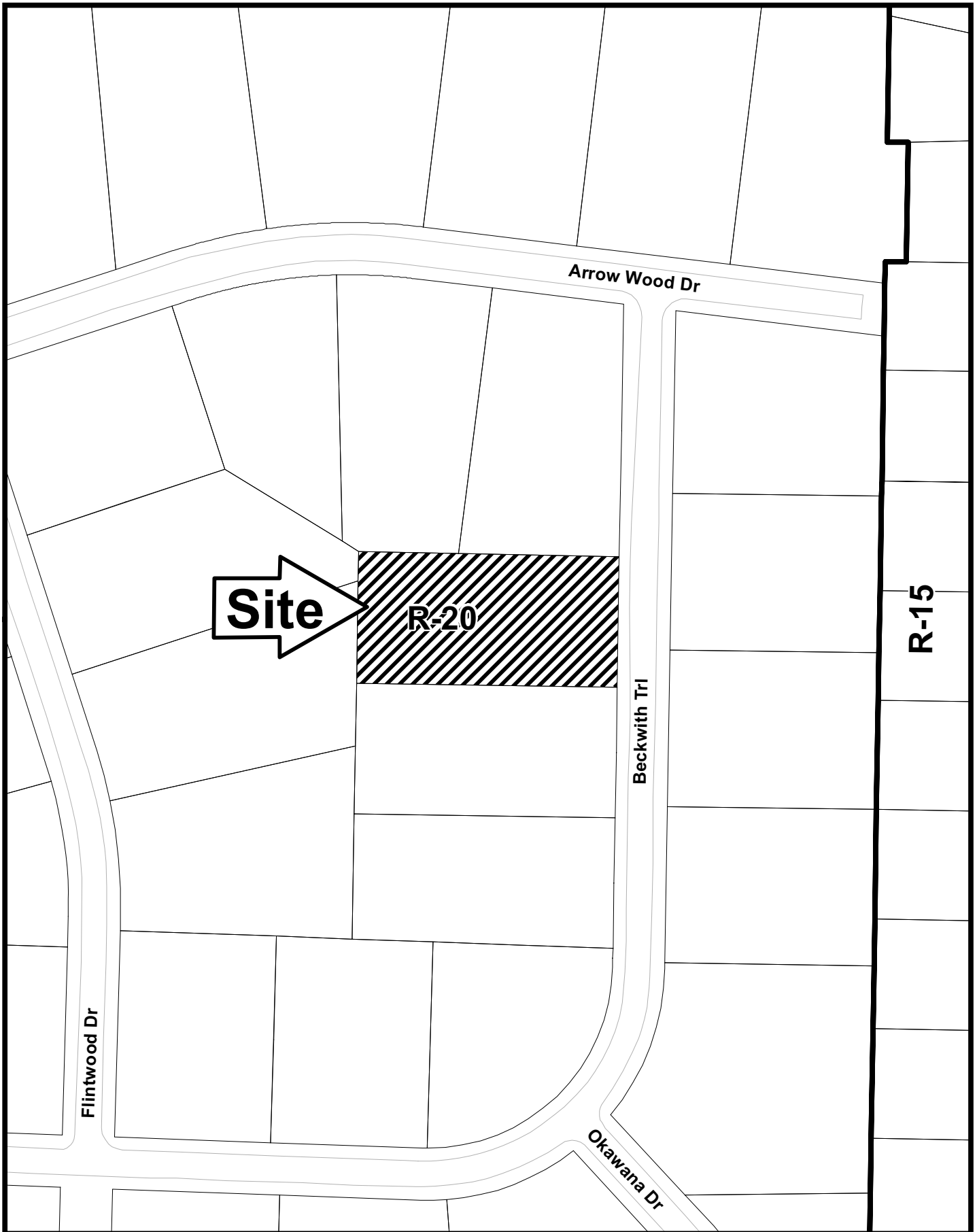
**SEWER:** No conflict.

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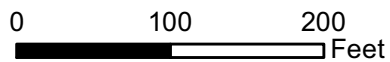
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-111



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



-  City Boundary
-  Zoning Boundary

JUN 11 2015

# Application for Variance Cobb County

(type or print clearly)

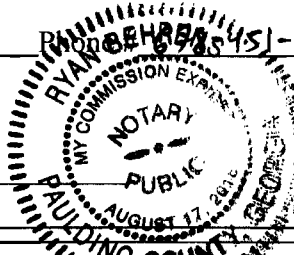
Application No. V-111  
Hearing Date: 8-12-15

Applicant Roger Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com

Roger Pearson Address 2669 Beckwith Tr Marietta GA 30068  
(representative's name, printed) (street, city, state and zip code)

Ron Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com  
(representative's signature)

My commission expires: 08/17/2018



Signed, sealed and delivered in presence of:

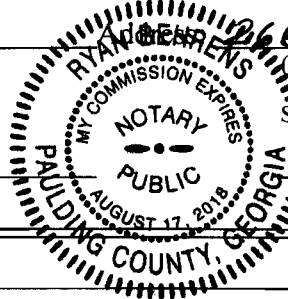
Ron Pearson

Notary Public

Titleholder Roger Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com

Signature Ron Pearson Address 2669 Beckwith Tr Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 08/17/2018



Signed, sealed and delivered in presence of:

Ron Pearson

Notary Public

Present Zoning of Property R-20

Location 2669 Beckwith Tr Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0019 District 9 Size of Tract 0.72 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).

The location of the garden shed was chosen to avoid destruction of mature trees and to allow access to the shed without impacting the extensive perennial garden and landscaping.

List type of variance requested: Requesting a variance to allow the shed to remain in its current location, closer to the property line than specified in the construction code.