

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 12, 2015

DUE DATE: July 13, 2015

Distributed: June 18, 2015



Cobb County...Expect the Best!

V-109
(2015)



DURRELL
STREET
(50' R/W)

AREA= 0.3442 ACRE
#1118 DURRELL STREET



SURVEY FOR:

LOT 9	BLK.	UNIT	REVISIONS
Southbrook			43-5061
LAND LOT 853			
DISTRICT 19 th			2 ND
Cobb COUNTY, GEORGIA			IN JANUARY 1980
PLAT BOOK 115 PAGE 11			JOB #
DATE: 3-16-15			SCALE: 1" = 20'- 7/8-15-3

ELIZABETH MONTÓYA

PANEL NO. 13067C2202H
 LOCATION CAB
 FONE "X"

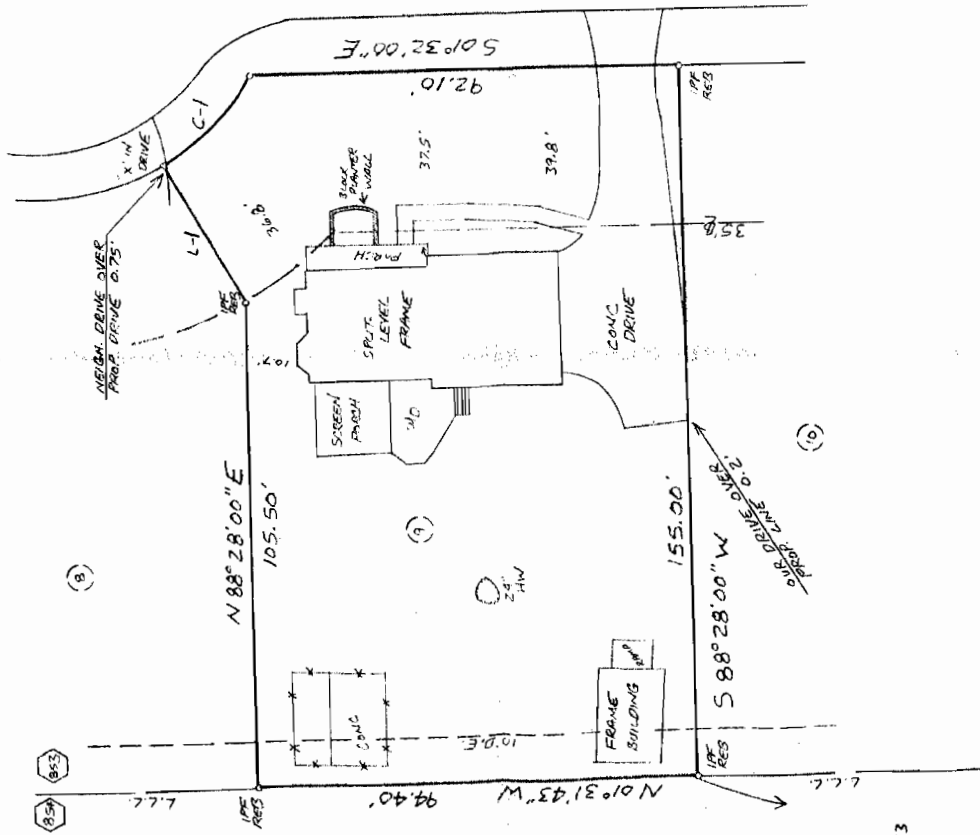
I HAVE THIS DATE EXAMINED THE
THE OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERRED HOUSE NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARD

[illegible]

EQUIPMENT USED
TORNOW 873-216.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

JUN 10 2015



P.O.B.
651.5' TO S.W.
CORNER OF C.L. 853
(RECORD TIE)

PROPERTY IS ZONED R-15

HOUSE PORCHES = 3740 SQUARE FEET 11.54%

DRIVE, WALKS, CONC. PAD, BLOCK WALL = 1933 SQUARE FEET 12.89%

WOOD DECK, FRAME BLDG. PLAMP = 565 SQUARE FEET 3.9%

TOTAL IMPROVED SURFACE = 6243 SQUARE FEET 28.33%

1-1 = N 59° 47' 00" E. 35.03'
C-1 = S 45° 58' 15" E. 26.83'-CH
27.16'-A. 50.0° RAD.

APPLICANT: Elizabeth Montoya

PHONE: 678-903-6429

REPRESENTATIVE: Elizabeth Montoya

PHONE: 678-903-6429

TITLEHOLDER: Elizabeth Montoya and Guillermina Onofre

PROPERTY LOCATION: On the west side of

Durrell Street, west of Yates Avenue

(1118 Durrell Street).

PETITION No.: V-109

DATE OF HEARING: 08-12-2015

PRESENT ZONING: R-15

LAND LOT(S): 853

DISTRICT: 19

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the rear setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 30 feet to 3 feet; and 3) waive the side setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 10 feet to 6 feet adjacent to the south property line.



Application for Variance Cobb County

(type or print clearly)

JUN 10 2015

Application No. V-109

Hearing Date: 8-12-15

Applicant Elizabeth Montoya Phone # 678-903-6429 E-mail eli_1882@yahoo.com
Elizabeth Montoya Address 1118 Durrell St Austell, GA 30106
(representative's name, printed) (street, city, state and zip code)

Elizabeth Montoya Phone # 678-903-6429 E-mail _____
(representative's signature)

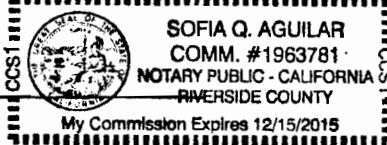
Signed, sealed and delivered in presence of:

My commission expires: October 23, 2017

Synelle Brown
Notary Public

Titleholder Guillermina Cifre Phone # 706-850-1593 E-mail _____
Signature [Signature] Address: 1118 Durrell St Austell, GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/15/2015



Signed, sealed and delivered in presence of:

[Signature] 06/02/2015
Notary Public

Present Zoning of Property _____

Location 1118 Durrell St Austell, GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 19th Size of Tract 0.3442 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).

I am not able to build a storage in the center of the back yard due to a tree that is there. I only have space on one side of the back yard because on the opposite side there is a fenced & concrete area for my dog.

List type of variance requested: I would like to build a storage in the rear of the property.

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

APPLICANT: Angel Oak Homes,LLC

PETITION No.: V-110

PHONE: 770-422-7016

DATE OF HEARING: 08-12-2015

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 769

TITLEHOLDER: Subodh Lal and Chhavi Lal

DISTRICT: 17

PROPERTY LOCATION: At the northeast

SIZE OF TRACT: 0.90 acres

intersection of Orchard Road and Hillcrest Drive
(3856 Hillcrest Drive).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 19, 000 square feet
for two (2) proposed lots.



JUN 11 2015

Application for Variance

Cobb County

(type or print clearly)

Application No. V- 110

JUN 11 2015 Hearing Date: 08/11/2015

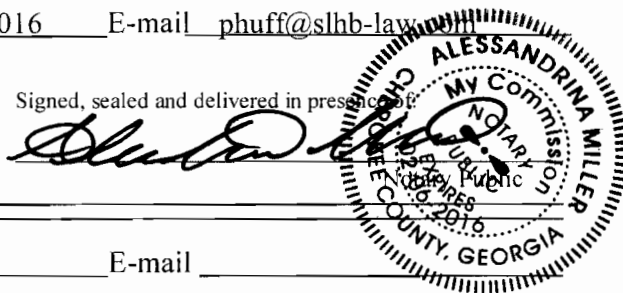
Applicant Angel Oak Homes, LLC Phone # _____ E-mail _____

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (770) 422-7016 E-mail phuff@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16



Titleholder Subodh Lal & Chhavi Lal Phone # _____ E-mail _____

Signature See attached Exhibit "A" for signatures Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3856 Hillcrest Drive, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District 17 Size of Tract 0.9 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 Ridgewood Heights neighborhood was platted and developed prior to the adoption of a zoning ordinance. The lot being subdivided is 39,217 square feet which would create two lots approximately 19,000 square feet. Of the 67 lots in Hillcrest, 14 are less than 20,000 square feet with lots as small as 17,000 square feet.

List type of variance requested: _____

Reduce the required lot size from 20,000 square feet to 19,000 square feet to subdivide a 39,217 square foot lot.

APPLICANT: Roger Pearson

PHONE: 678-451-2866

REPRESENTATIVE: Roger Pearson

PHONE: 678-451-2866

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

PROPERTY LOCATION: On the west side of

Beckwith Trail, south of Arrow Wood Drive

(2669 Beckwith Trail).

PETITION No.: V-111

DATE OF HEARING: 08-12-2015

PRESENT ZONING: R-20

LAND LOT(S): 1104

DISTRICT: 16

SIZE OF TRACT: 0.72 acres

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.



JUN 11 2015

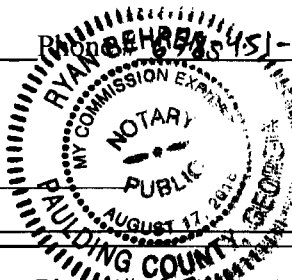
Application for Variance Cobb County

(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



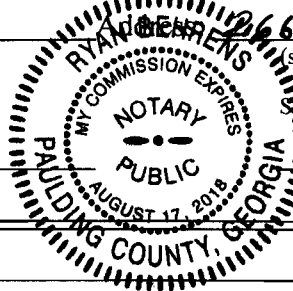
Signed, sealed and delivered in presence of:

[Signature]

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:

[Signature]

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.