



**APPLICANT:** Southland Homes

**PETITION No.:** V-152

**PHONE:** 770-428-2320

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Randy Matheny

**PRESENT ZONING:** R-20

**PHONE:** 770-519-9061

**LAND LOT(S):** 50

**TITLEHOLDER:** Norris R. Brace and Lenora H. Brace

**DISTRICT:** 19

**PROPERTY LOCATION:** On the south side of Greycoat Bluff, south of Old Dallas Road (374 Greycoat Bluff).

**SIZE OF TRACT:** 1.04 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet.

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

**BOARD OF APPEALS DECISION**

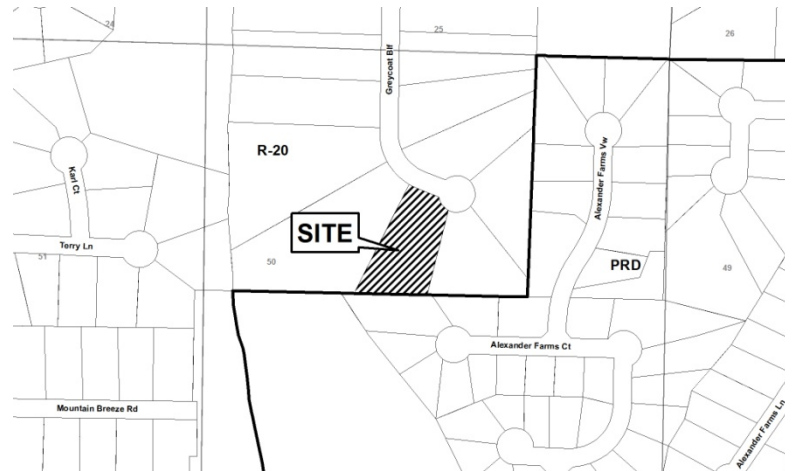
APPROVED        MOTION BY       

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:** 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 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.

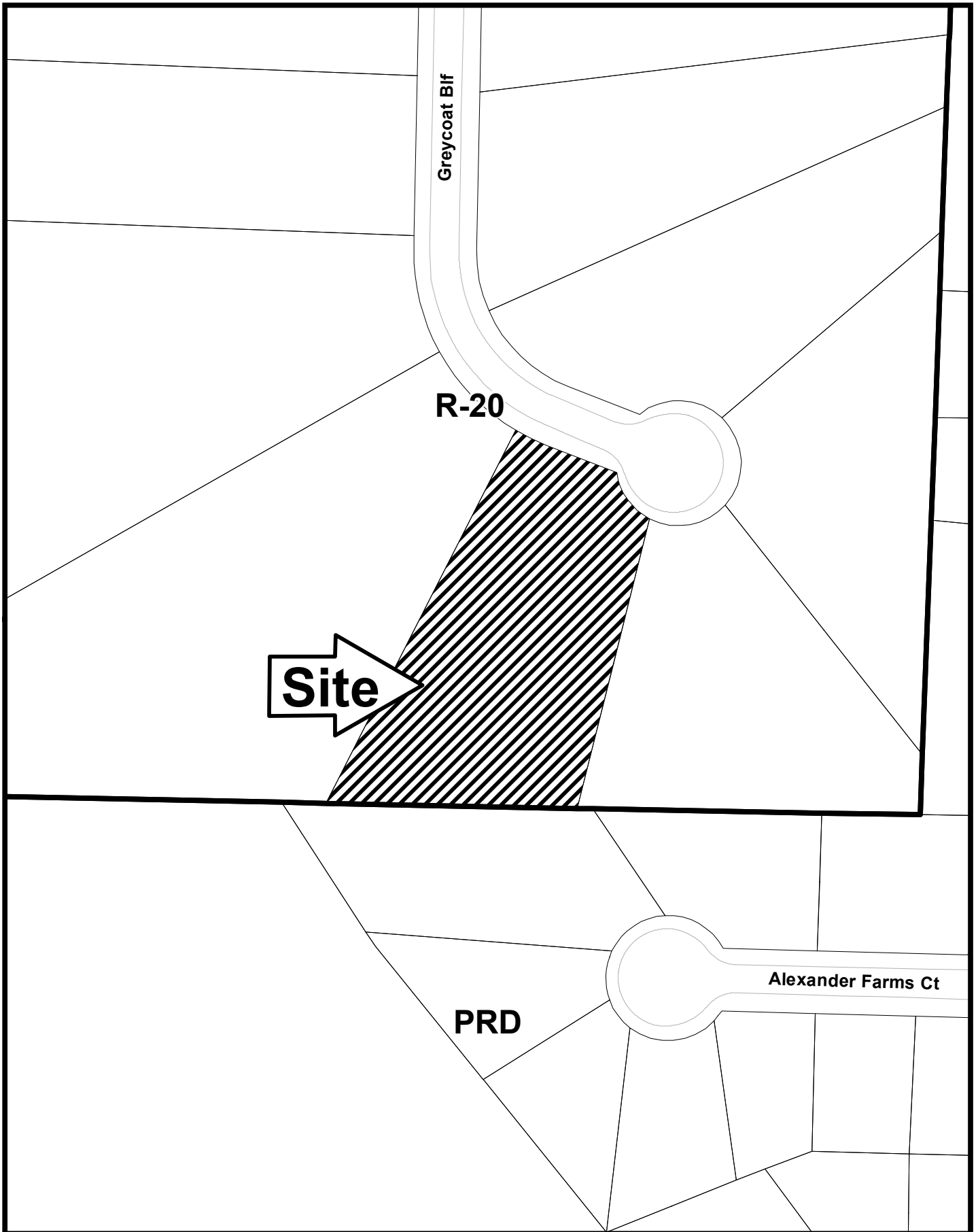
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

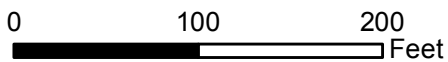
**SEWER:** No conflict



**FIRE DEPARTMENT:** NO COMMENTS: 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-152



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



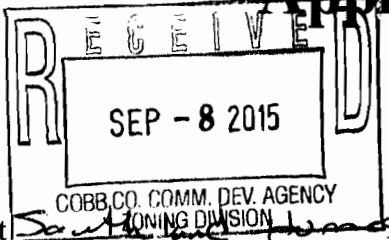
-  City Boundary
-  Zoning Boundary

# Application for Variance

## Cobb County

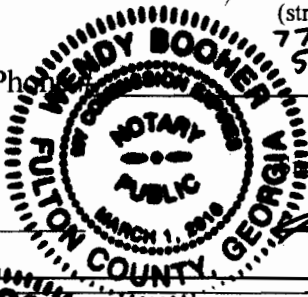
(type or print clearly)

Application No. V-152  
Hearing Date: 11-11-15



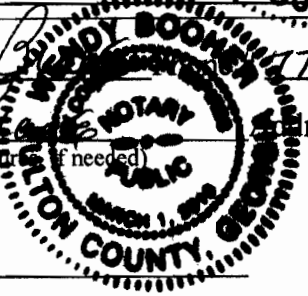
Applicant Southland Homes Phone # 770-428-2320 E-mail wbooper@SouthlandHomes.com  
Randy Matheny Address 128 Forrester Rd Marietta, GA 30058  
(representative's name, printed) (street, city, state and zip code)

Randy Matheny Phone # 770-519-2061 E-mail rmatheny@yahoo.com  
(representative's signature)



My commission expires: 3/1/16 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder L Brace Phone # 770 314 7620 E-mail LBRACE21@gmail.com  
Signature L Brace Address: 374 Greycoat Bluff Marietta, GA 30064  
(attach additional signature if needed) (street, city, state and zip code)



My commission expires: 3/1/16 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R-20

Location 374 Grey Coat Bluff  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 50 District 19<sup>th</sup> Size of Tract 1.042 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 home is already built and the setback was ~~not~~ already ~~to~~ been crossed. The customer is living in here with CO given.

List type of variance requested: request a variance for encroachment of garage 5' into front setback