

V-168
(2015)

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA ZONE 'A' 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0131F, COMMUNITY NUMBER 130052, DATED DEC. 16, 2008.

ZONING:

R-30

BUILDING SETBACKS:

FRONT - 45'

REAR - 40'

SIDE - 12'

LOT AREA:

0.38 ACRES

16,448 SQ.FT.

~BISHOP LAKE~

APPROX. LOCATION OF 100 YEAR FEMA FLOOD HAZARD AS PER F.I.R.M. PANEL 0131F (GRAPHICALLY SHOWN)

SITE PLAN FOR:

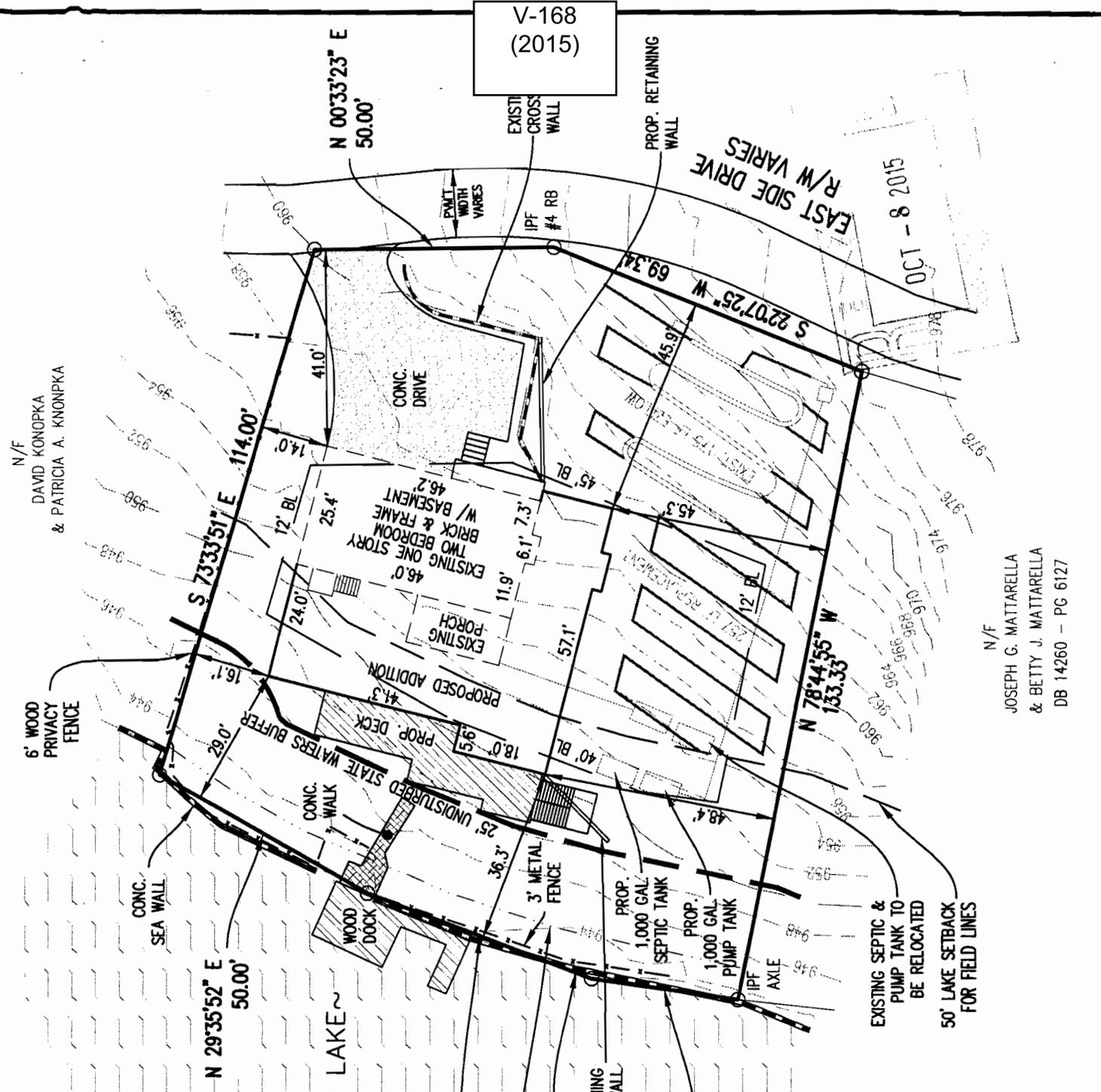
SHAWN REUTER

BEING LOT 22, 23 AND A PORTION OF 24 BLOCK D, C.M. BISHOP SUBDIVISION LOCATED IN LAND LOT 756 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA

SCALE: 1" = 30' DATE: OCT. 6, 2015



1 inch = 30' ft.



N/F
JOSEPH G. MATTARELLA
& BETTY J. MATTARELLA
DB 14260 - PG 6127

OCT - 8 2015

APPLICANT: Jane K. Dinnen and James Dinnen

PETITION No.: V-168

PHONE: 678-642-7765, 404-386-5579

DATE OF HEARING: 12-09-2015

REPRESENTATIVE: Jane K. Dinnen and James Dinnen

PRESENT ZONING: R-30

PHONE: 678-642-7765-404-386-5579

LAND LOT(S): 756

TITLEHOLDER: Jane Dinnen and James Dinnen

DISTRICT: 16

PROPERTY LOCATION: On the west side of Eastside Drive, south of Bishop Lake Road (2090 Eastside Drive).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 40 feet; and 2) waive the rear setback from the required 40 feet to 25 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

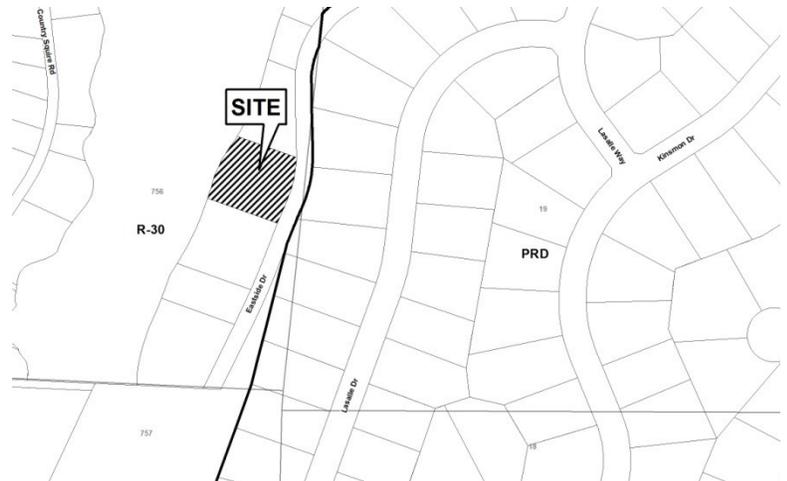
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Jane K. Dinnen and
James Dinnen

PETITION No.: V-168

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.

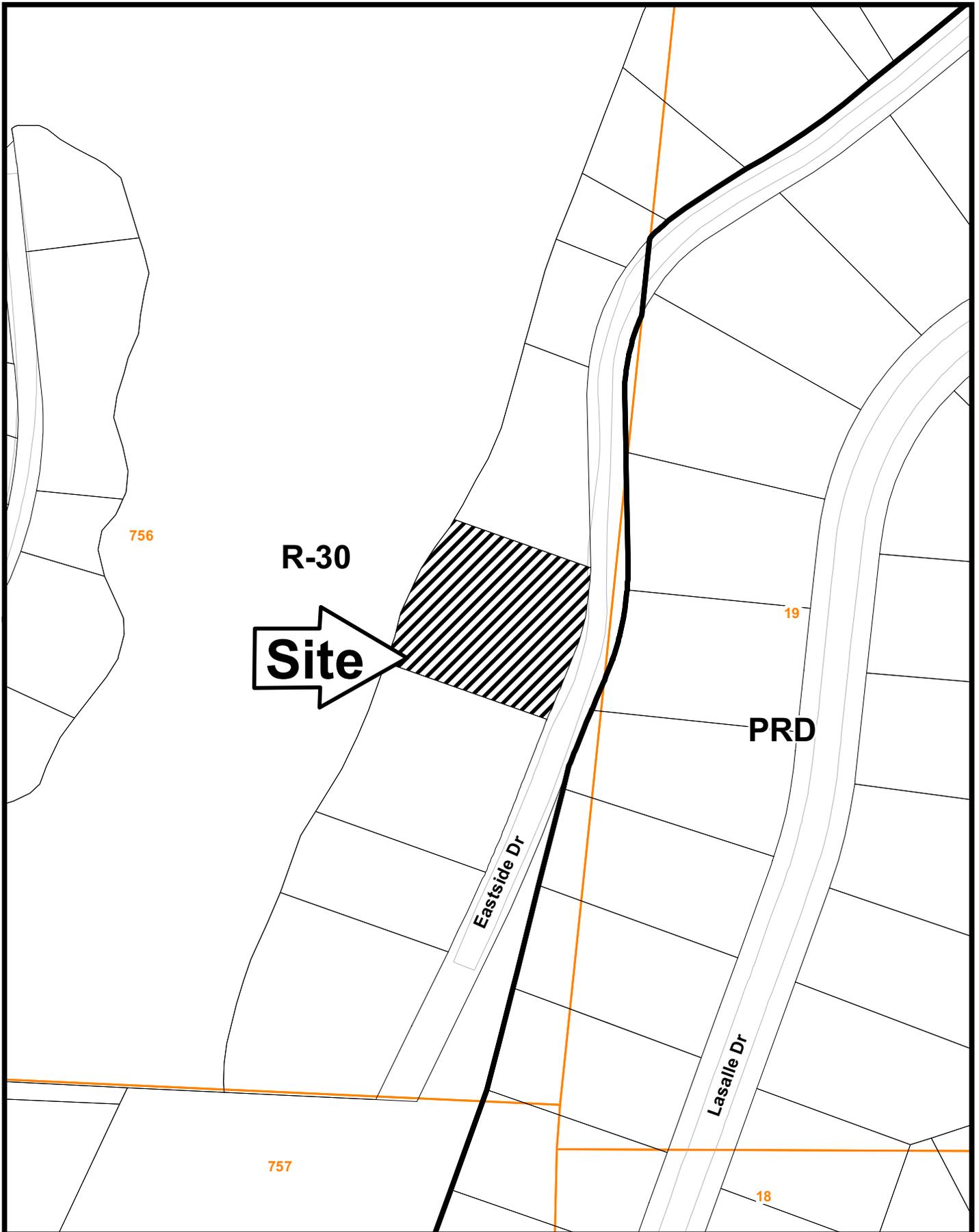
SEWER: No conflict (served by septic).

APPLICANT: Jane K. Dinnen and
James Dinnen

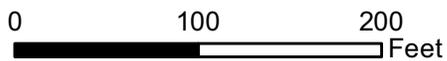
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-168



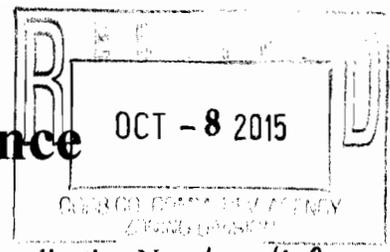
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)



Application No. V-1168
Hearing Date: 12-9-15

Applicant Jane K. Dinnen Phone # 678-642-7765 E-mail jdkdinnen@gmail.com

Jane K. Dinnen Address 4412 Spring Circle NE, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

Jane K. Dinnen Phone # 678-642-7765 E-mail jdkdinnen@gmail.com
(representative's signature)

Tom Kempton
Notary Public
Cobb County, Georgia
My Commission Expires **January 9, 2018**
Signed, sealed and delivered in presence of: [Signature]
Notary Public

My commission expires: Jan 9 2018

Titleholder Jane K. Dinnen Phone # 678-642-7765 E-mail jdkdinnen@gmail.com

Signature Jane K. Dinnen Address: 4412 Spring Circle NE, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Tom Kempton
Notary Public
Cobb County, Georgia
My Commission Expires **January 9, 2018**
Signed, sealed and delivered in presence of: [Signature]
Notary Public

My commission expires: Jan 9 2018

Present Zoning of Property R-30

Location 2090 Eastside Dr. Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 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 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).

Since our neighborhood was developed in the late 1930's, none of the lots comply with current zoning requirements. We would like to extend the rear of the house to 25 feet from the rear lot line. It will be no closer to the lake than the 25 foot State undisturbed Buffer Requirement. As house stands now, it requires a variance as well.

List type of variance requested: Rear Setback & Front Setback