



**APPLICANT:** LiLiana Nicholls Grant

**PETITION No.:** V-13

**PHONE:** 404-909-3969

**DATE OF HEARING:** 01-13-2016

**REPRESENTATIVE:** LiLiana Nicholls Grant

**PRESENT ZONING:** R-80

**PHONE:** 404-909-3969

**LAND LOT(S):** 998, 1043

**TITLEHOLDER:** Matthew P. Grant and Liliana P. Nicholls Grant

**DISTRICT:** 17

**PROPERTY LOCATION:** On the eastern side of Shadowlawn Road, north of Paper Mill Road (455 Shadowlawn Road).

**SIZE OF TRACT:** 2.61 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 60 feet to 58 feet; 2) waive the side setback for an accessory structure over 650 square feet (approximately 900 square foot garage) from the required 100 feet to 18 feet adjacent to the north property line; and 3) waive the side setback for an accessory structure over 650 square feet (tennis court) from the required 100 feet to 10 feet adjacent to the south property line.

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

**BOARD OF APPEALS DECISION**

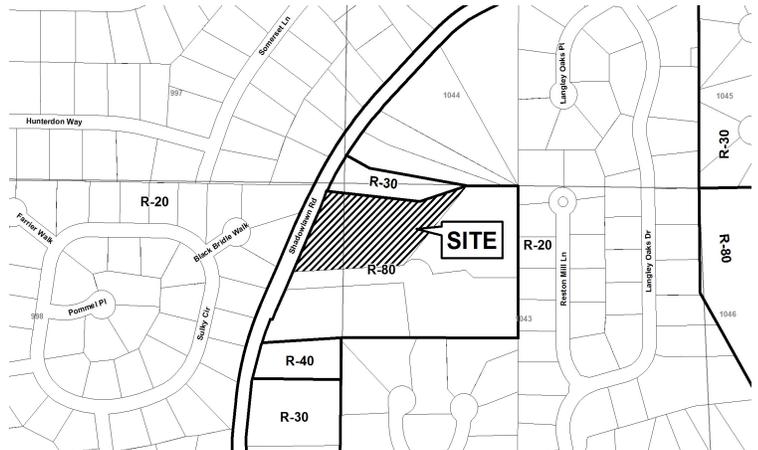
**APPROVED**        **MOTION BY**       

**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:** Building inspector issued notice of violation for expired permits on 10-16-15.

**SITE PLAN REVIEW:** If this variance request is approved, a plat must be recorded showing all improvements on the lot and referencing the variance case. 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:** Subject to approval of site grading plan by Stormwater Management Division to verify that proper drainage is provided along south property line where proposed tennis court and retaining wall are in close proximity to property line.

**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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

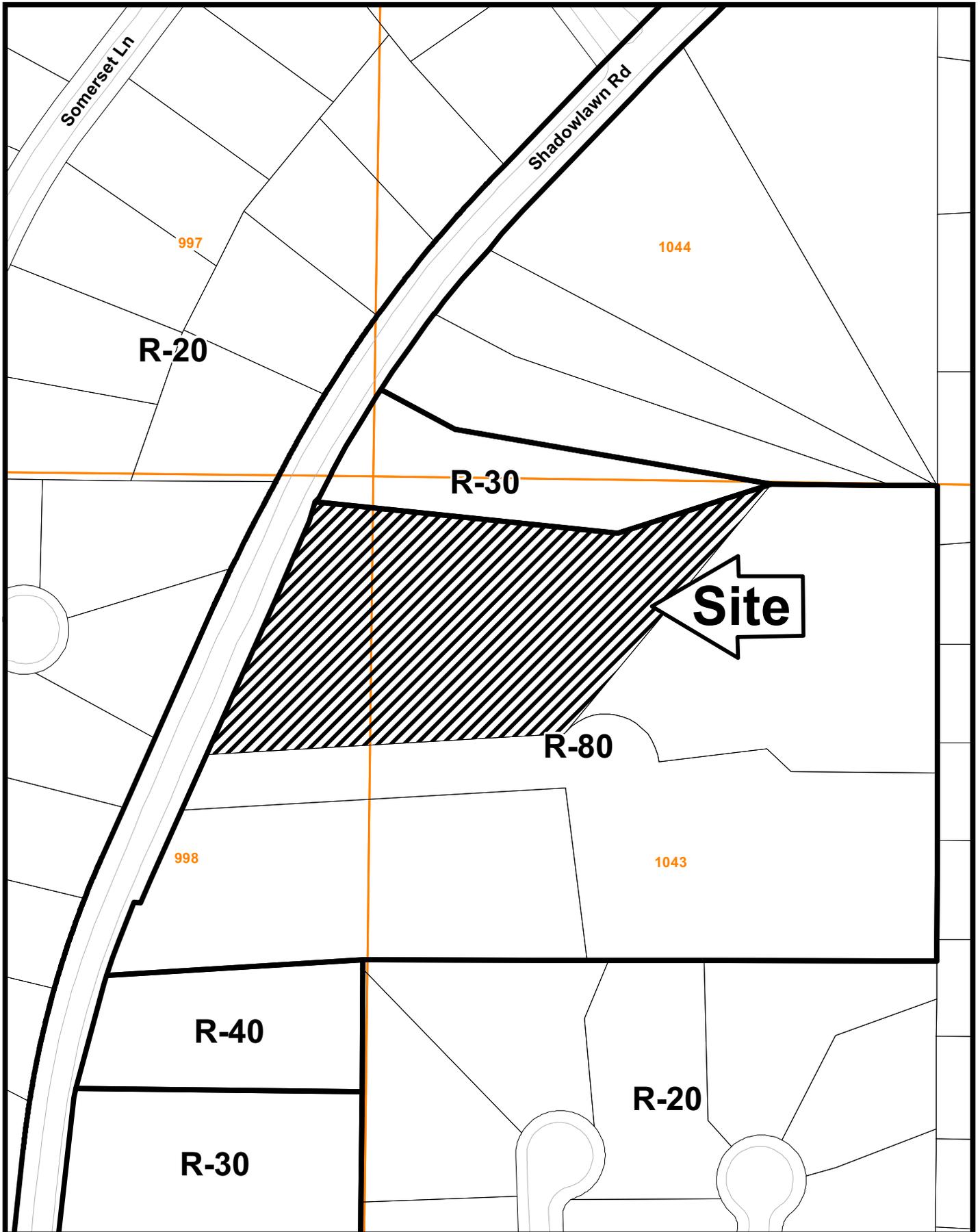
**SEWER:** No conflict.

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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-13



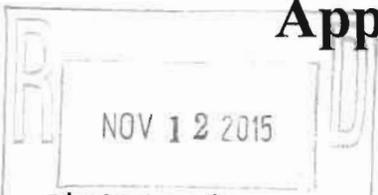
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



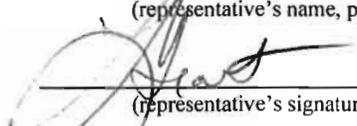
City Boundary  
Zoning Boundary

# Application for Variance Cobb County

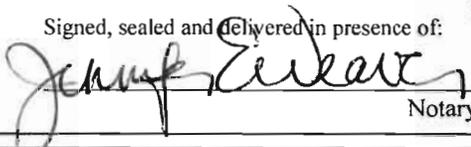


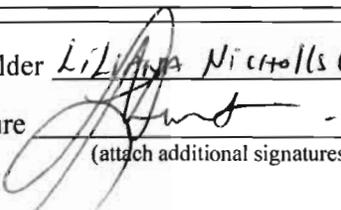
(type or print clearly)

Application No. V-13  
Hearing Date: 1-13-16

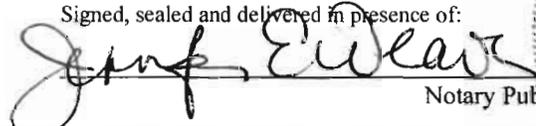
Applicant LILIANA NICHOLLS GRANT Phone # 404-909-3969 E-mail lgrant@samantharosedesigns.com  
LILIANA NICHOLLS GRANT Address 455 SHADOWLAWN RD SE MARIETTA GA  
(representative's name, printed) (street, city, state and zip code) 30067  
 Phone # 404-909-3969 E-mail Lgrant@samantharosedesigns.com  
(representative's signature)

My commission expires: 3-21-18

Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder LILIANA NICHOLLS GRANT Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Signature  Address: 455 SHADOWLAWN RD SE MARIETTA GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: 3-21-18

Signed, sealed and delivered in presence of:  
  
Notary Public

Present Zoning of Property A-80  
Location 455 SHADOWLAWN RD SE, MARIETTA, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 998, 1043 District 17 Size of Tract 2.612 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).

- 1) DESTRUCTION OF EXISTING DETACHED GARAGE AS GARAGE HAS CURRENTLY PORTION OF IT BUILT IN SET BACK.
- 2) DESTRUCTION OF FRONT OF HOUSE WHICH HAS PORTION OF BUILDING AND PORCH BUILT IN SET BACK

THIS PROPERTY WAS PURCHASED AS STATED ABOVE DECEMBER 08 2013.

List type of variance requested: SETBACK VARIANCE FOR DETACHED GARAGE AND SETBACK VARIANCE FOR HOUSE AND PORCH/ENTRY