



**APPLICANT:** Greystone Village HOA, Inc.  
**PHONE:** 678-514-9339  
**REPRESENTATIVE:** Garvis L. Sams Jr.  
**PHONE:** 770-422-7016  
**TITLEHOLDER:** The Thomas Group- Greystone Village, LLC  
**PROPERTY LOCATION:** On the south side of Roswell Road, on the east side of Hood Road

**PETITION No.:** V-58  
**DATE OF HEARING:** 05-11-2016  
**PRESENT ZONING:** RSL  
**LAND LOT(S):** 985  
**DISTRICT:** 16  
**SIZE OF TRACT:** 7.50 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from six feet to eight feet.

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

**BOARD OF APPEALS DECISION**

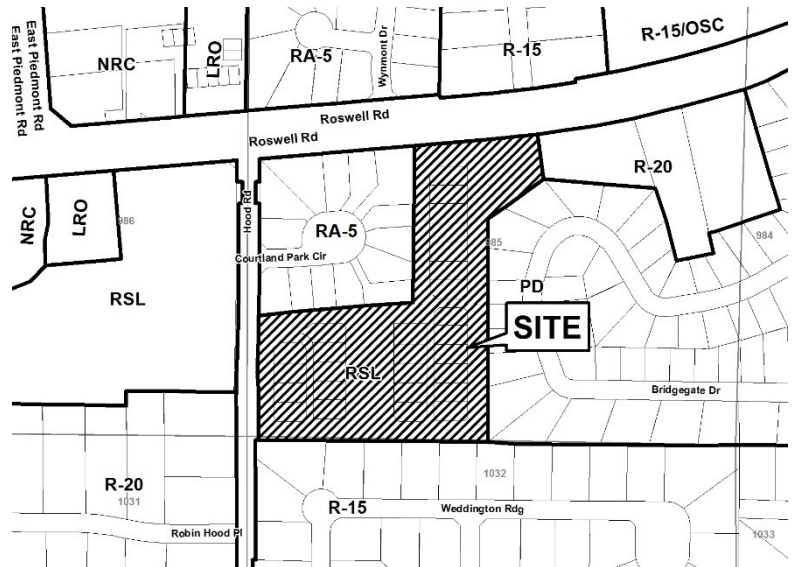
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ VOTE \_\_\_\_\_

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 comments.

**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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

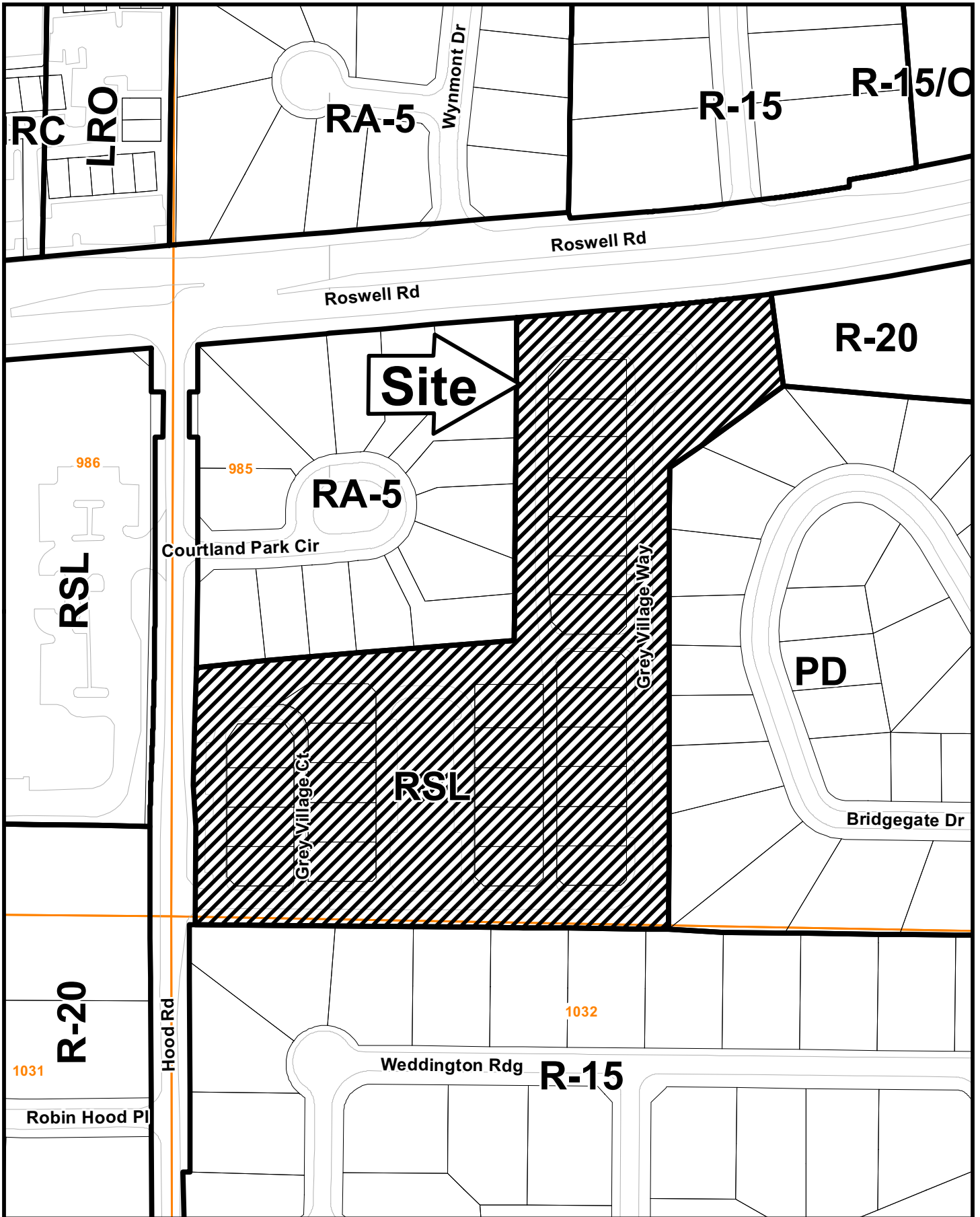
**SEWER:** No conflict.

**APPLICANT:** Greystone Village HOA, Inc.    **PETITION No.:** V-58

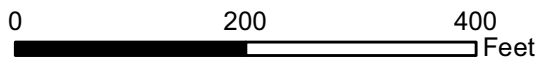
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**FIRE DEPARTMENT:** analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-58-2016 GIS MAP



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-58  
Hearing Date: May 11, 2016

Applicant Greystone Village HOA, Inc. Phone # (678) 514-9339 E-mail Bradthomas.ins@hotmail.com

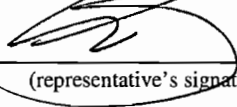
SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr.

(representative's name, printed)

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(street, city, state and zip code)



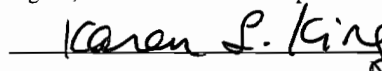
(representative's signature)

Phone # 770-422-7016

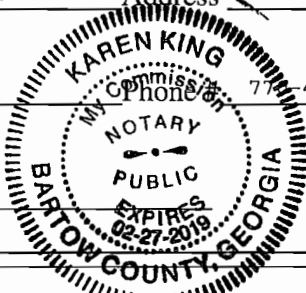
E-mail gsams@slhb-law.com

My commission expires: 2-27-19

Signed, sealed and delivered in presence of:



Notary Public



Titleholder Greystone Village HOA, Inc. Phone # (678) 514-9339 E-mail Bradthomas.ins@hotmail.com

Signature See Attached

(attach additional signatures, if needed)

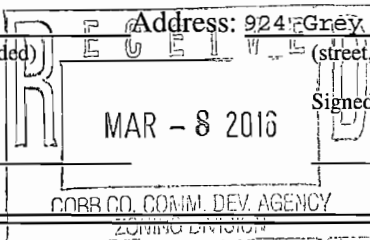
Address: 924 Grey Village Circle, Marietta, GA 30068

(street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Notary Public



Present Zoning of Property RSL

Location On the south side of Roswell Road and the east side of Hood Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 985 District 16th Size of Tract 7.74 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

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

(An inordinate amount of frontage on Roswell Road and high traffic counts)

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).

A literal interpretation or enforcement of the Zoning Ordinance provisions creates a hardship for the residents of the subdivision adjacent to Roswell Road. The as-built fence provides visual and noise attenuation components which screens heavily traveled Roswell Road.

List type of variance requested: Waiver of Code Sec. 134-267(b): To waive the maximum height of a fence adjacent to a public road frontage right-of-way from 6' to 8'.