

APPLICANT: Brandon Flanagan

PETITION No.: V-84

PHONE: 770-843-4475

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Sherre Mann

PRESENT ZONING: R-20

PHONE: 404-358-6228

LAND LOT(S): 316

TITLEHOLDER: Brandon Flanagan

DISTRICT: 20

PROPERTY LOCATION: On the southeast side of
Bob Cox Road, north of Threechop Drive
(3025 Bob Cox Road).

SIZE OF TRACT: 0.58 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 25 feet; and 2) waive the side setback for an accessory structure under 650 square feet (proposed 528 square foot two car garage) from the required 10 feet to one (1) foot adjacent to the eastern side.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

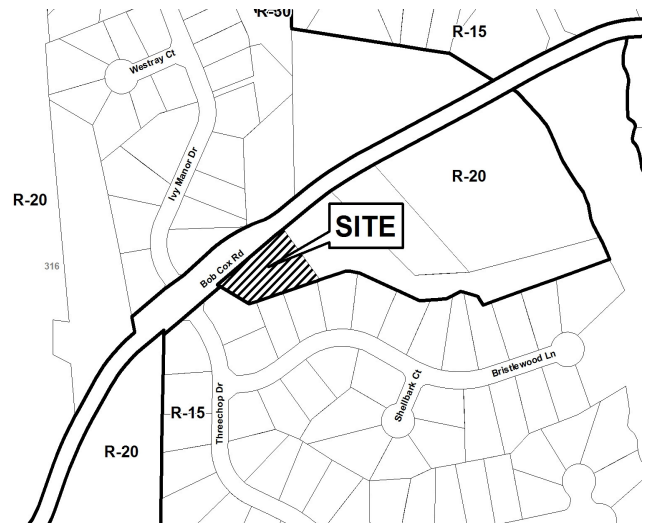
BOARD OF APPEALS DECISION

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: If approved a permit is required. Wall adjacent to property line and closer than 5 feet to the property line must be one hour fire rated.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: If approved all roof down-spouts must drain to rear of lot.

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 for V-72 –V-85.

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.

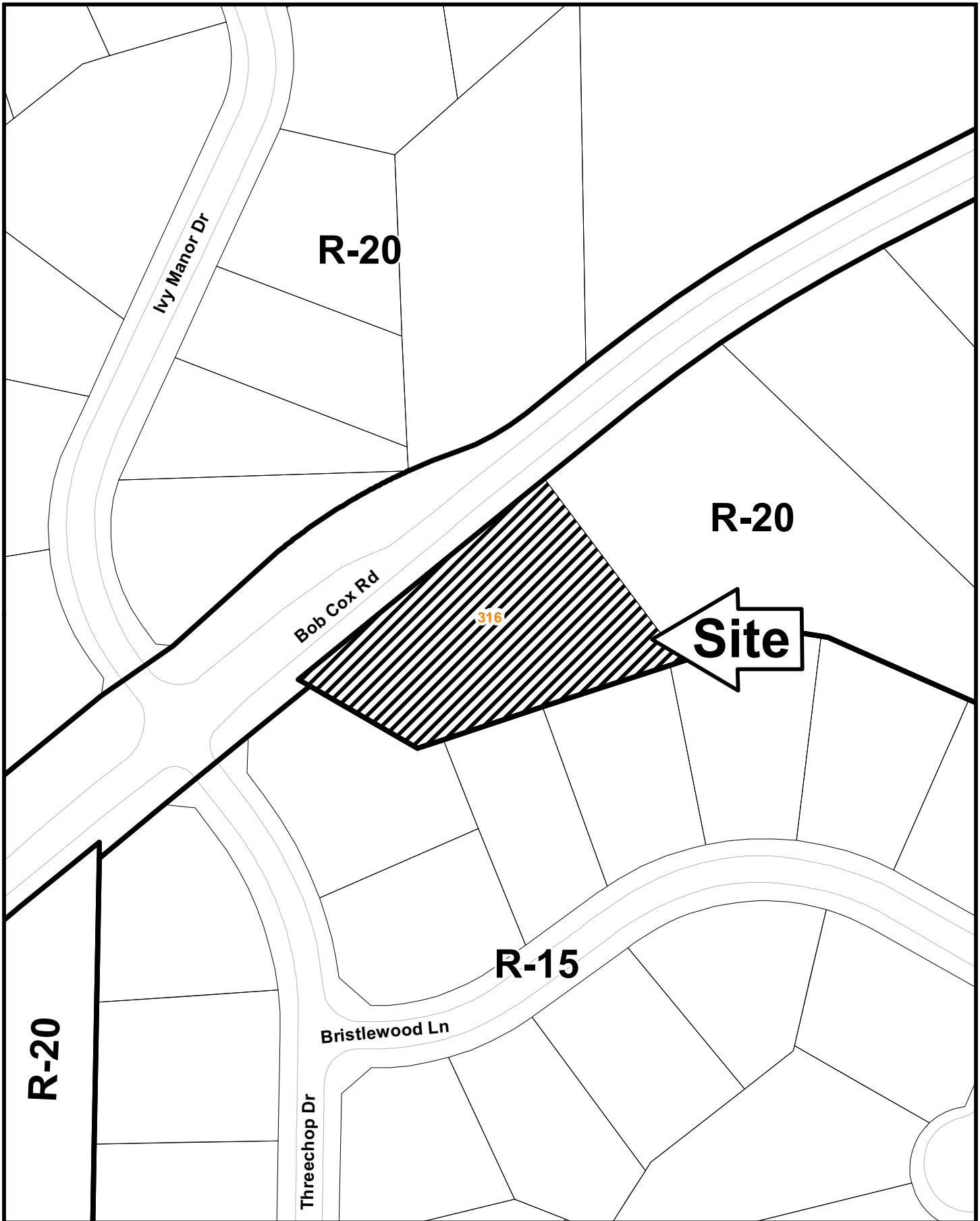
WATER: No conflict.

SEWER: No conflict.

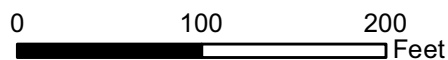
APPLICANT: Brandon Flanagan **PETITION No.:** V-84



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.

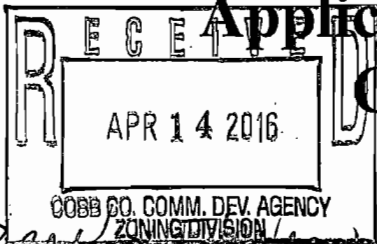
V-84-2016 GIS



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-84
Hearing Date: 6-15-16

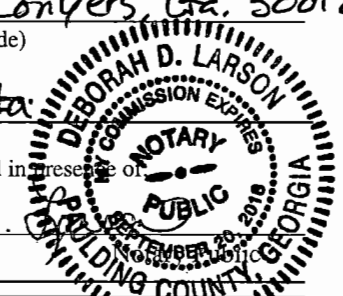
Applicant Brandon Flanagan Phone # 770-843-4475 E-mail URPLUMB Doctor@Yahoo.com

Sheree Mann Address 1091 Eastview Circle, Conyers, Ga. 30012
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-358-6228 E-mail mmda
(representative's signature) mmdarchitecture@gmail.com
Signed, sealed and delivered in presence of

My commission expires: September 20, 2018

[Signature]



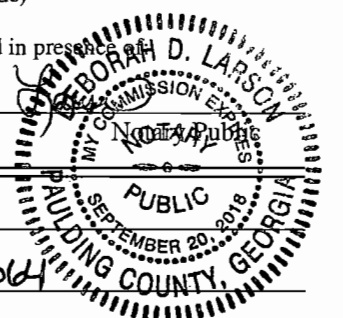
Titleholder Brandon Flanagan Phone # 770-843-4475 E-mail URPLUMB Doctor@Yahoo.com

Signature [Signature] Address: 3025 Bob Cox Rd. Marietta 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: September 20, 2018

[Signature]



Present Zoning of Property R-20

Location 3025 Bob Cox Rd NW, Marietta, Ga 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 316 District 20th section 2 Size of Tract .58 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

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:

Hardships include overflow of retention pond in adjacent subdivision "Woodington Subdivision"

List type of variance requested: Waive Set Backs for 912 sq.ft of Structure