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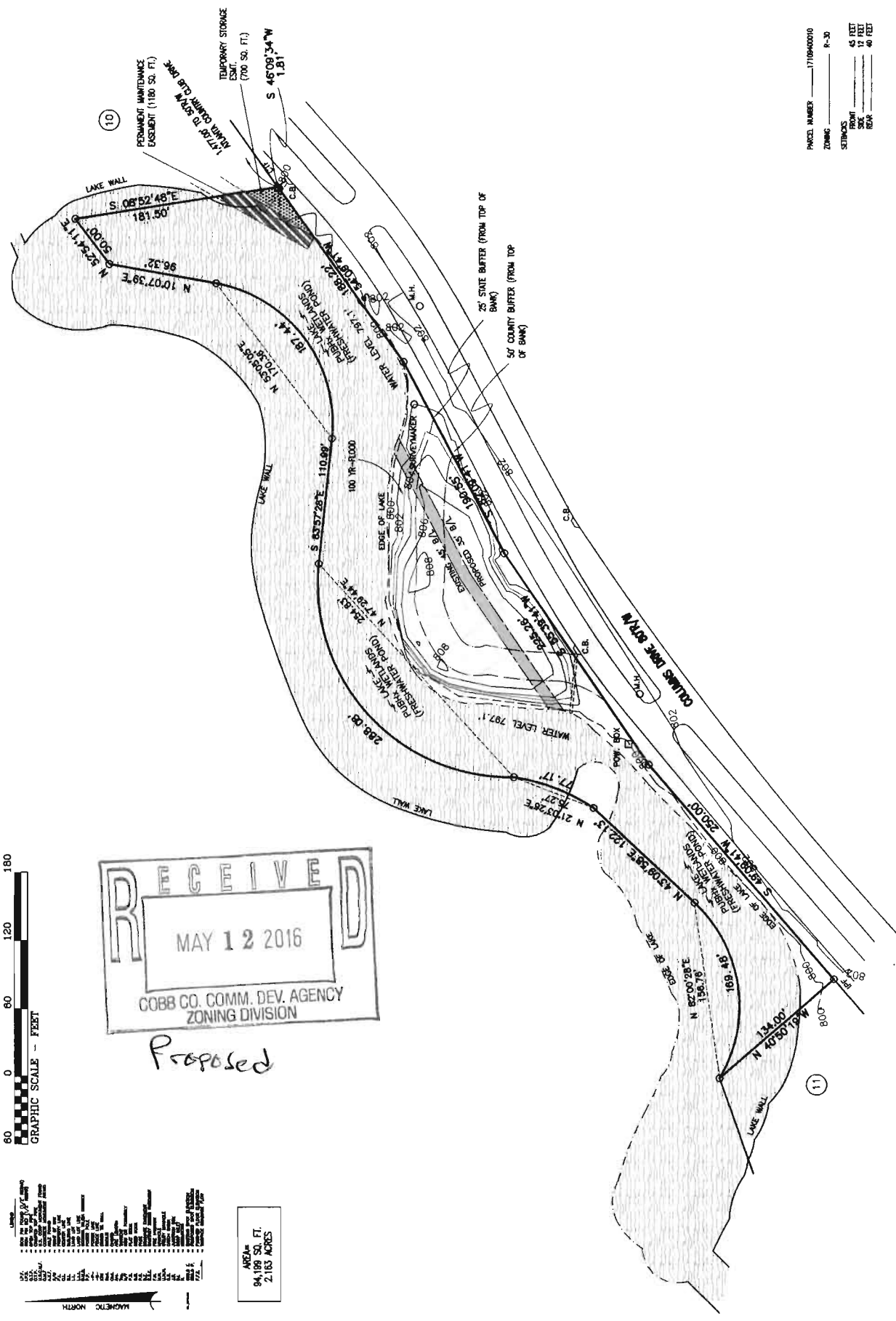
PRIVATE PARK
THE
COLUMNS DRIVE
SUBDIVISION
PLAT BOOK 90,
PAGE 71
DEED BOOK 1158
PAGES 359-360
LAND LOT 1094
7TH DISTRICT
2ND SECTION
COBB COUNTY GA

ESTATE OF
JOSEPH
COTTONE, SR

V-93
(2016)



WE ARE REQUESTING A 10 FOOT REDUCTION ON THE FRONT SETBACK (FROM THE EXISTING 45' SETBACK) TO A NEW 35' SETBACK). THE SHAPE OF THE PROPERTY DOES NOT LEND ITSELF TO A STANDARD HOUSE DESIGN. THE SIZE AS SHOWN WOULD ONLY ALLOW FOR A SMALLER FOOT PRINT HOUSE (ABOUT 2500 SF WITH A GARAGE) WELL UNDER THE SIZE OF THE STANDARD HOUSE SIZE ON COLUMNS DRIVE. THE ADDITIONAL 10 FEET WOULD ADD 2732 SF TO THE TOTAL BUILDING AREA AND WOULD GREATLY ENHANCE THE USABILITY OF THE PROPERTY BY ALLOWING A STANDARD HOUSE DESIGN TO FIT AND GET CLOSER TO THE STANDARD HOUSE SIZE IN THE SUBDIVISION.

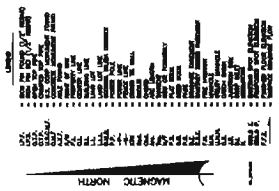


PARCEL NUMBER	1710800010
ZONING	R-30
SETBACKS	FRONT 45 FEET SIDE 12 FEET REAR 40 FEET



RECEIVED
MAY 12 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Proposed



AREA
94,189 SQ. FT.
2.163 ACRES

APPLICANT: Paul Girardeau

PETITION No.: V-93

PHONE: 770-639-0200

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Paul Girardeau

PRESENT ZONING: R-30

PHONE: 770-639-0200

LAND LOT(S): 1094

TITLEHOLDER: Joseph R. Cottone and Mary Ellen Cottone

DISTRICT: 17

PROPERTY LOCATION: On the north side of Columns Drive, east of Riverlook Parkway

SIZE OF TRACT: 2.16 acres

(No assigned address).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 35 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Paul Girardeau **PETITION No.:** V-93

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW:

STORMWATER MANAGEMENT: Subject to lot plan approval by Stormwater Management Division which must be consistent with previous ARC Metropolitan River Protection Act review and Cobb County Flood Damage Prevention Ordinance.

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-93.

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: Paul Girardeau

PETITION No.: V-93

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.

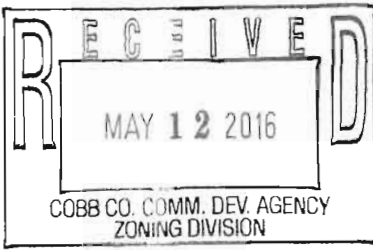
V-93-2016 GIS



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-93

Hearing Date: 7-13-16

Applicant PAUL GIRARDEAU Phone # 770-639-0200 E-mail paul@abri-ds.com

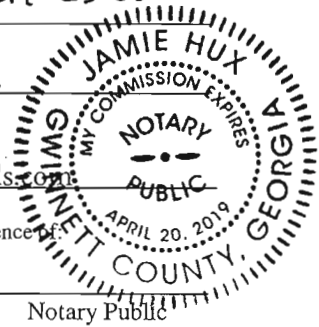
Paul Girardeau Address 2969 Manitoba Lane, Marietta Ga 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-639-0200 E-mail paul@abri-ds.com
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: April 20, 2019

Jamie Hux
Notary Public



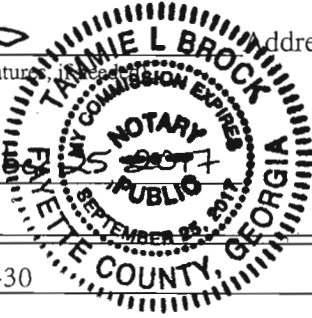
Titleholder John M. Colton Phone # 404-273-6600 E-mail jmc.construction@hotmail.com

Signature [Signature] Address: 6399 Collins Rd, NE., Acworth Ga 30075
(attach additional signature) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: September 25, 2017

Tammie L Brock
Notary Public



Present Zoning of Property R-30

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

Land Lot(s) 1094 District 17 - 2nd Section Size of Tract 2.163 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 X Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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:

The shape of the property is so elongated as to create a site that would be extremely difficult to put a standard house design on the site.

List type of variance requested: Decrease front setback from 45'-0" to 35'-0"