

APPLICANT: Jackson Contracting, Inc.

PETITION No.: V-98

PHONE: 770-235-3977

DATE OF HEARING: 8-10-2016

REPRESENTATIVE: Rick Jackson

PRESENT ZONING: R-30

PHONE: 770-235-3977

LAND LOT(S): 1100

TITLEHOLDER: John D. Ledbetter and Cathryn Dianne Ledbetter

DISTRICT: 17

PROPERTY LOCATION: On the south side of Ponte Vedra Drive, east of Atlanta Country Club Drive (4484 Ponte Vedra Drive).

SIZE OF TRACT: 0.64 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 12 feet to 8 feet adjacent to the eastern property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

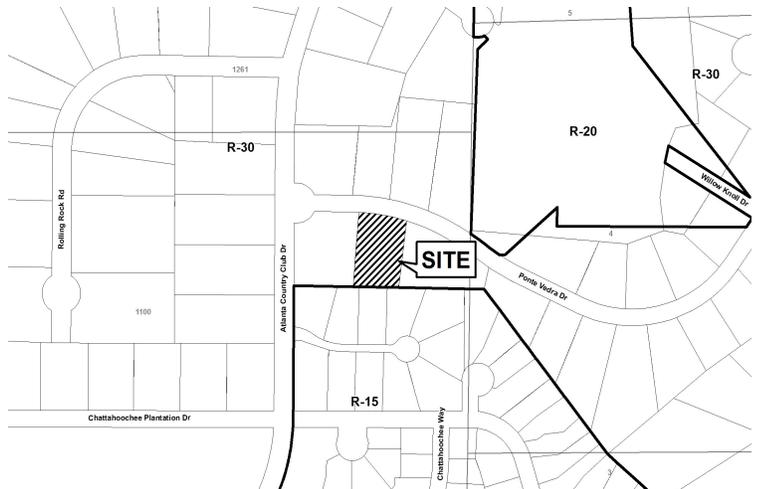
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Jackson Contracting, Inc. **PETITION No.:** V-98

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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 along with any approved setback reductions, 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 are 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 for V-98 –V-113.

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.

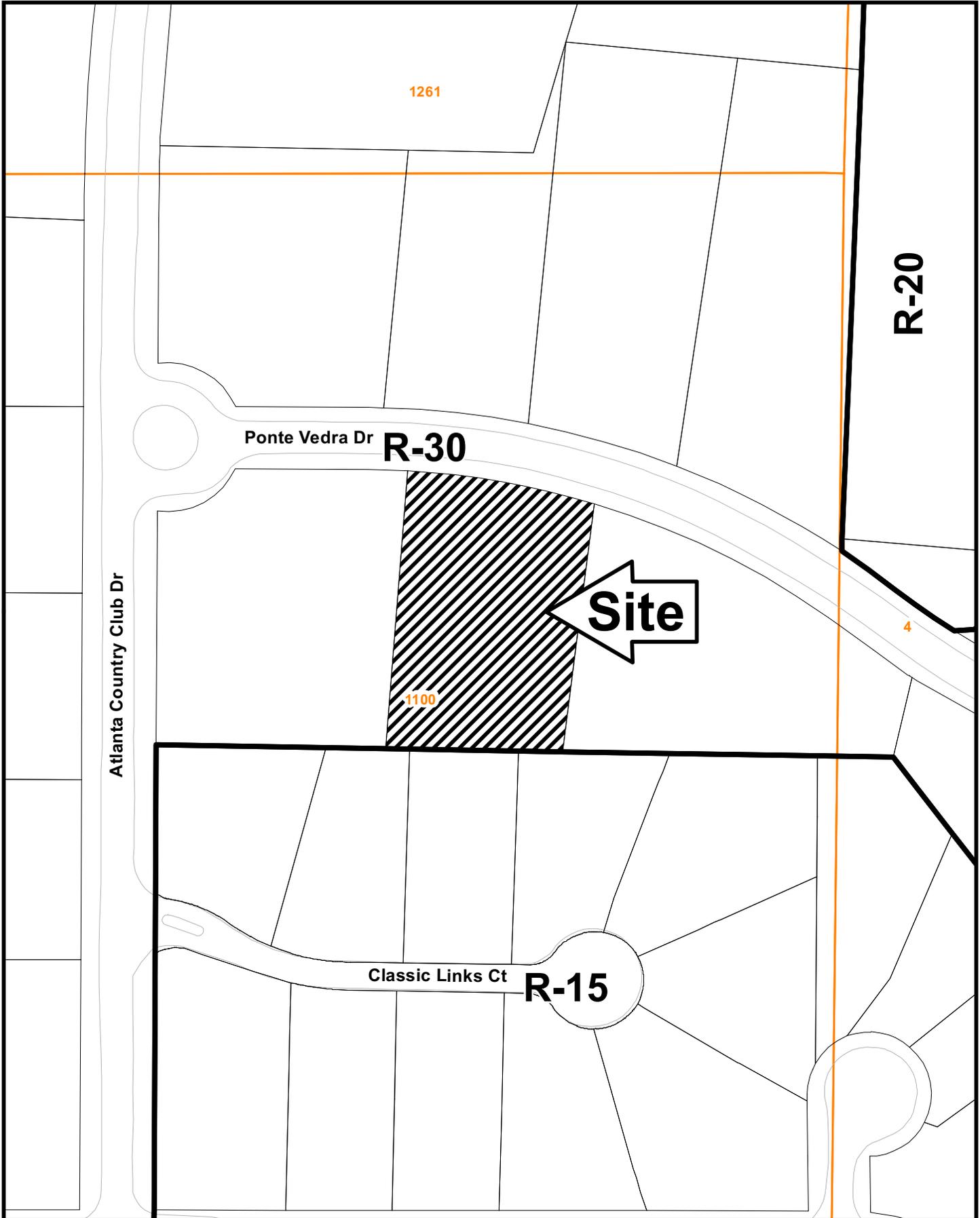
WATER: No conflict

SEWER: No conflict

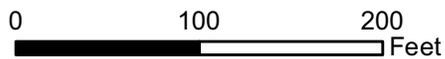
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-98-2016 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-98

Hearing Date: 8-10-16

Applicant JACKSON CONTRACTING INC Phone # 770 235 3977 E-mail @COMCAST.NET

JACKSON CONTRACTING

RICK JACKSON Address 106 PARIS LANE MARIETTA GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 235 3977 E-mail @COMCAST.NET
(representative's signature)

JACKSON CONTRACTING

My commission expires: 10/08/17 Signed, sealed and delivered in presence of: [Signature] Notary Public



Titleholder John & Cathryn Leobetter Phone # 404 411 1111 E-mail @MSN.COM

LEDBETTER ROOFING

Signature [Signature] JELATA P. ALPHARETTA GA 30009
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/08/17 Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R-30

Location 4484 PONTE VEDRO DRIVE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1100 District 17 TH Size of Tract .64 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:

THE EXISTING HOUSE ENCLOSES 1.7 FEET INTO THE EASTERN SIDELINE SETBACK - A PROPOSED 10' ADDITION TO THE FRONT OF THE GARAGE WILL NOT INCREASE THE ENCROACHMENT

List type of variance requested: EASTERN SIDELINE VARIANCE REDUCED FROM 10' TO 8' BECAUSE EXISTING HOUSE IS BUILT OVER SETBACK WHEN CONSTRUCTED