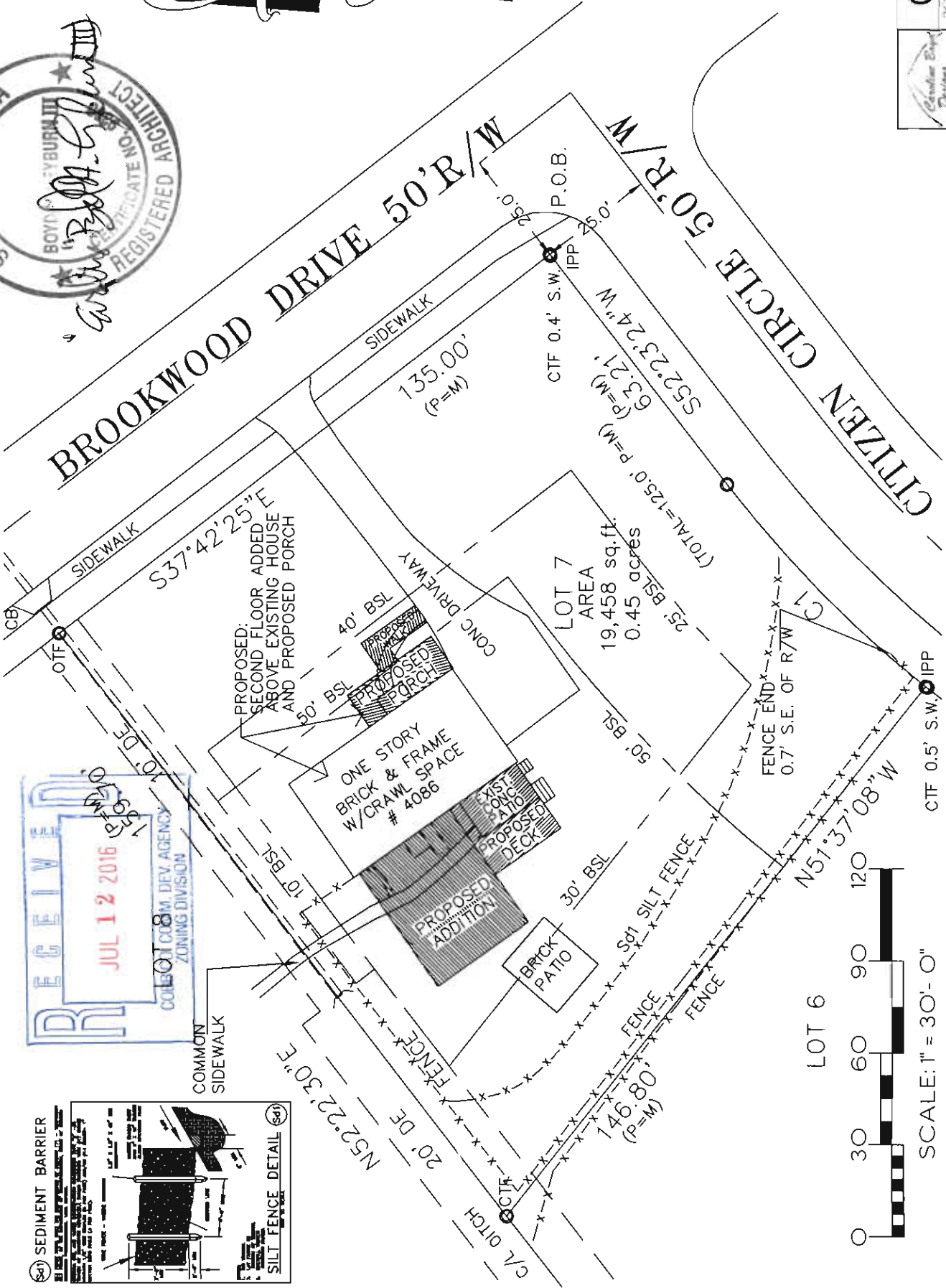




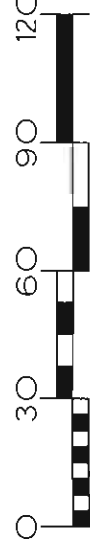
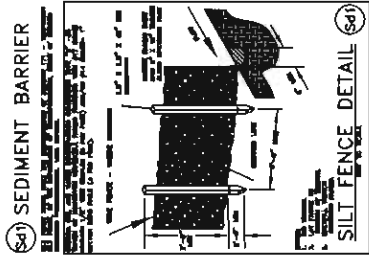
Boynton Burnham III

Caroline@CarolineBoyntonDesigns.com 404-983-4044

V-120
(2016)



RECEIVED
JUL 12 2016
COLLECTOR DIVISION
ZONING DIVISION



SCALE: 1" = 30'-0"

GREESE RESIDENCE, 4086 BROOKWOOD DR., AUSTELL, GA 30106

APPLICANT: Rocshanna Creese

PETITION No.: V-120

PHONE: 404-449-3331

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Rocshanna Creese

PRESENT ZONING: R-15

PHONE: 404-449-3331

LAND LOT(S): 929

TITLEHOLDER: Rocshanna Creese

DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of
Citizen Circle and Brookwood Drive
(4086 Brookwood Drive).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 18 feet.

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

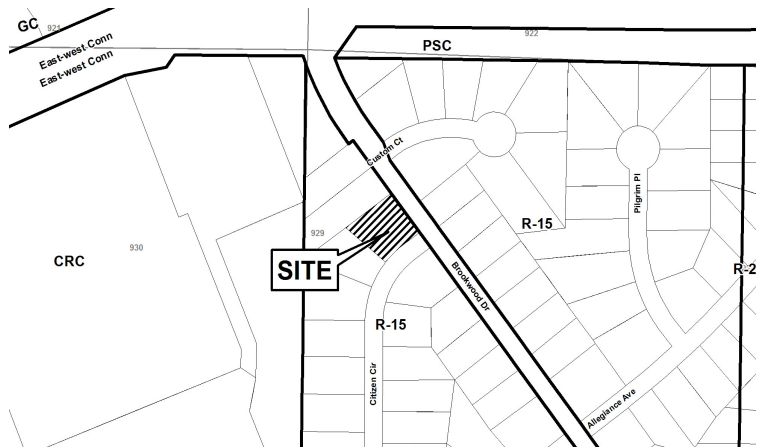
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Rocshanna Creese **PETITION No.:** V-120

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: Subject to site plan to be approved by Stormwater Management Division.

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 designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict

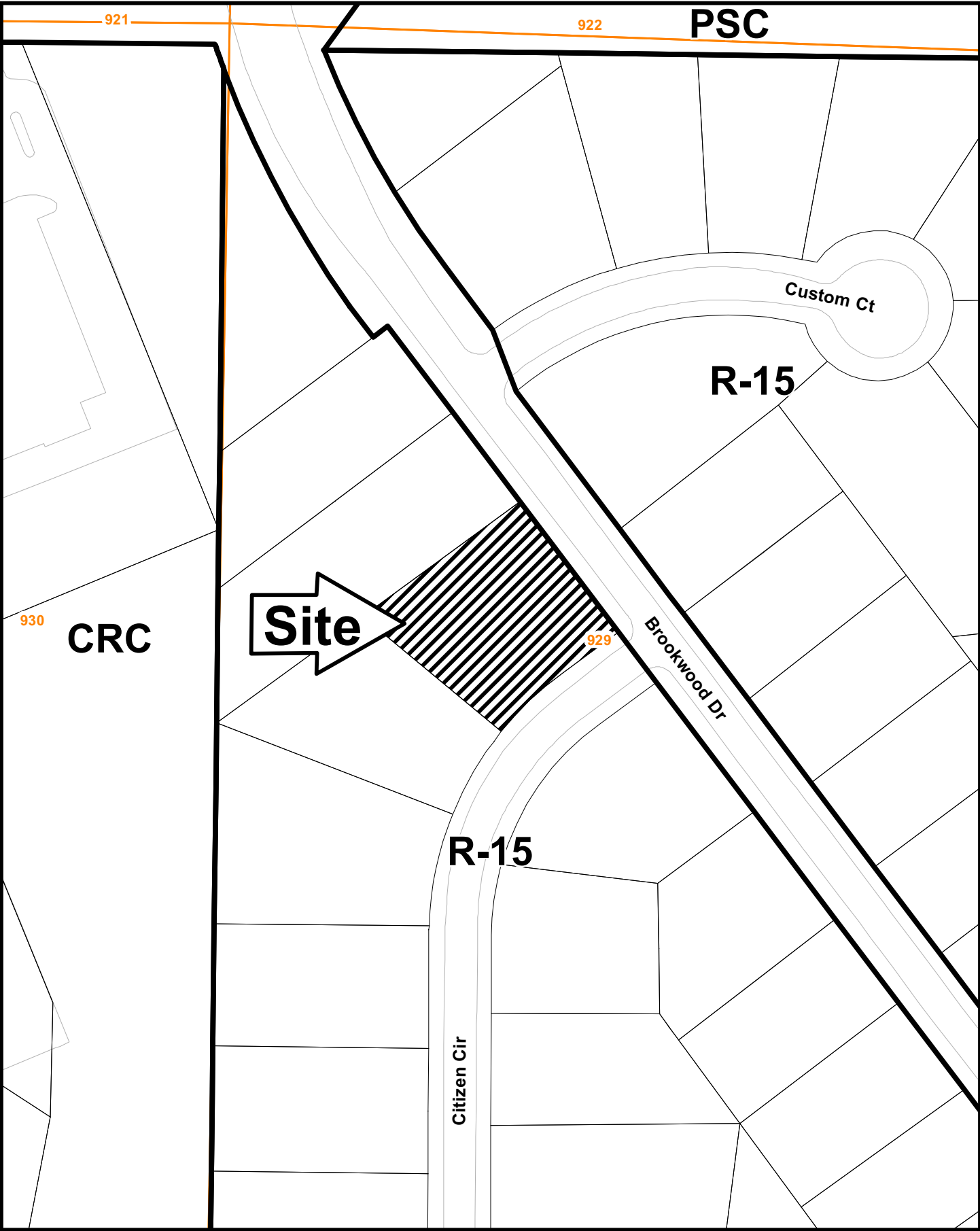
SEWER: No conflict

APPLICANT: Rocshanna Creese

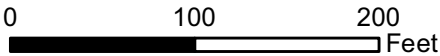
PETITION No.: V-120



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.

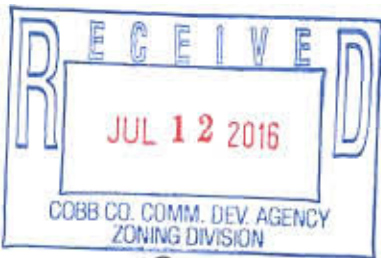
V-120-2016 GIS



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-120
Hearing Date: 9-14-16

Applicant Rocshanna Creese Phone # 404 449-3331 E-mail _____

Rocshanna Creese Address 4086 Brookwood DR Austell GA 30106
(representative's name, printed) (street, city, state and zip code)

R. Creese Phone # 404-449-3331 E-mail rcreese@gmail.com
(representative's signature)



Signed, sealed and delivered in presence of:

Donald Paul Welch

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder Rocshanna Creese Phone # 404 449-3331 E-mail rcreese@gmail.com

Signature R. Creese Address: 4086 Brookwood Drive, Austell GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald Paul Welch

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Present Zoning of Property R-15

Location 4086 Brookwood Dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 929 District 19th Size of Tract 19,458 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:

My House is on a corner lot.

List type of variance requested: I am trying to add the Bedroom's and Bathroom's on Top. I also want a second floor, add also get a inlaw Suite on the Back side.