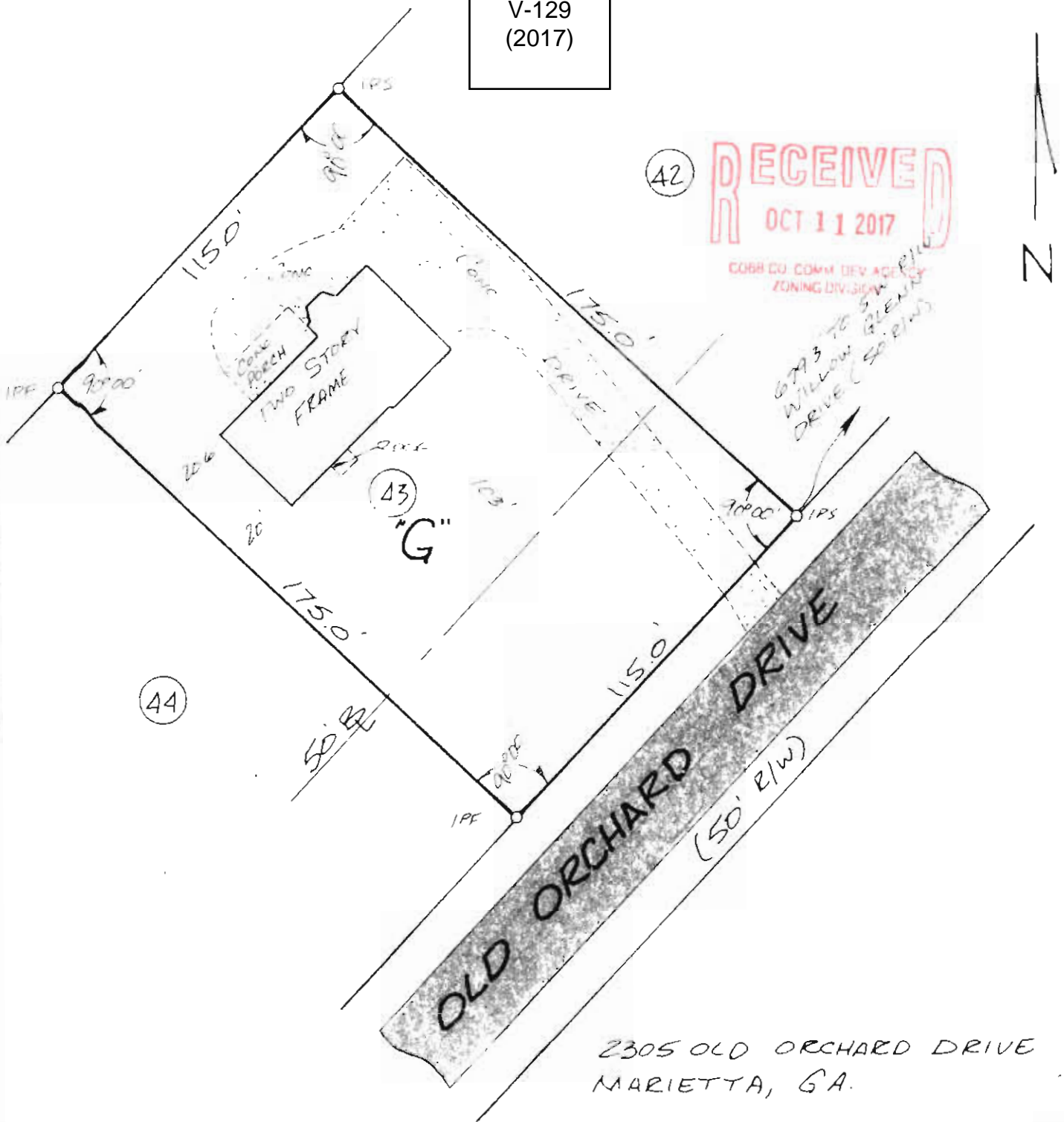


V-129  
(2017)



2305 OLD ORCHARD DRIVE  
MARIETTA, GA.

This property is not located in a Federal Flood Area as indicated by FIA Official Flood Hazard Maps.

I hereby certify that this plat is a true and correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.



Perry E. McClung, Surveyor

4136 South Atlanta Road  
Smyrna, GA 30080

PROPERTY	OF
WILLIAM S. WOLCOTT & ANA G. WOLCOTT	

LOT 43, BLK. "G", UNIT THREE  
SECTION B - WEATHERSTONE  
LAND LOT 1174  
DISTRICT 16TH. SECTION 2ND  
COUNTY COBB  
GEORGIA  
DATE 4-24-87 SCALE 1" = 40'

PB 68 PG 101

LIBERTY

**APPLICANT:** William S. Wolcott and Ana G. Wolcott

**PHONE:** 404-855-1055

**REPRESENTATIVE:** Ana G. Wolcott

**PHONE:** 404-855-1055

**TITLEHOLDER:** William S. Wolcott and Ana G. Wolcott

**PROPERTY LOCATION:** On the northwest side of Old Orchard Drive, south of Willow Glenn Drive (2305 Old Orchard Drive).

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 30 feet.

**PETITION No.:** V-129

**DATE OF HEARING:** 12-13-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1174

**DISTRICT:** 16

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

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

**BOARD OF APPEALS DECISION**

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

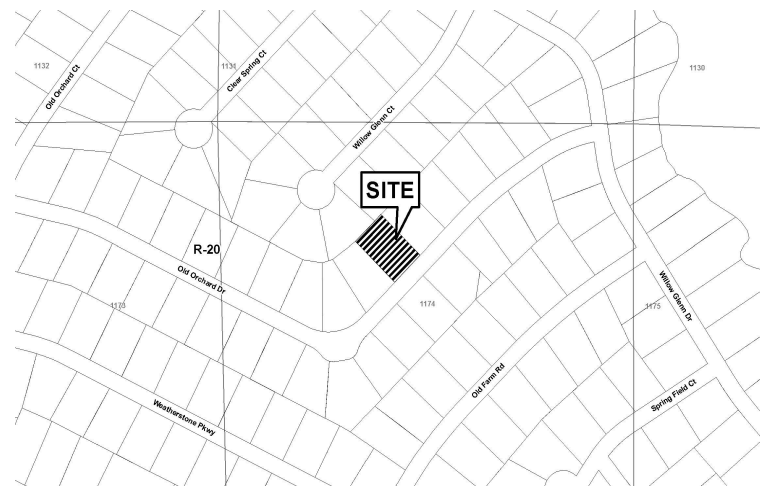
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** William S. Wolcott and  
Ana G. Wolcott

**PETITION No.:** V-129

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Permit 2017-003590 4/24/17 Applied status- for porch conversation. Electrical Permit 2017-009283 Issued. For Meter Base Repair. G.I.S. Rear porch in on 2000 GIS Map.

**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 or letter of completion 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 impacts were observed or are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict. Marietta service area.

**SEWER:** No conflict. Marietta service area.

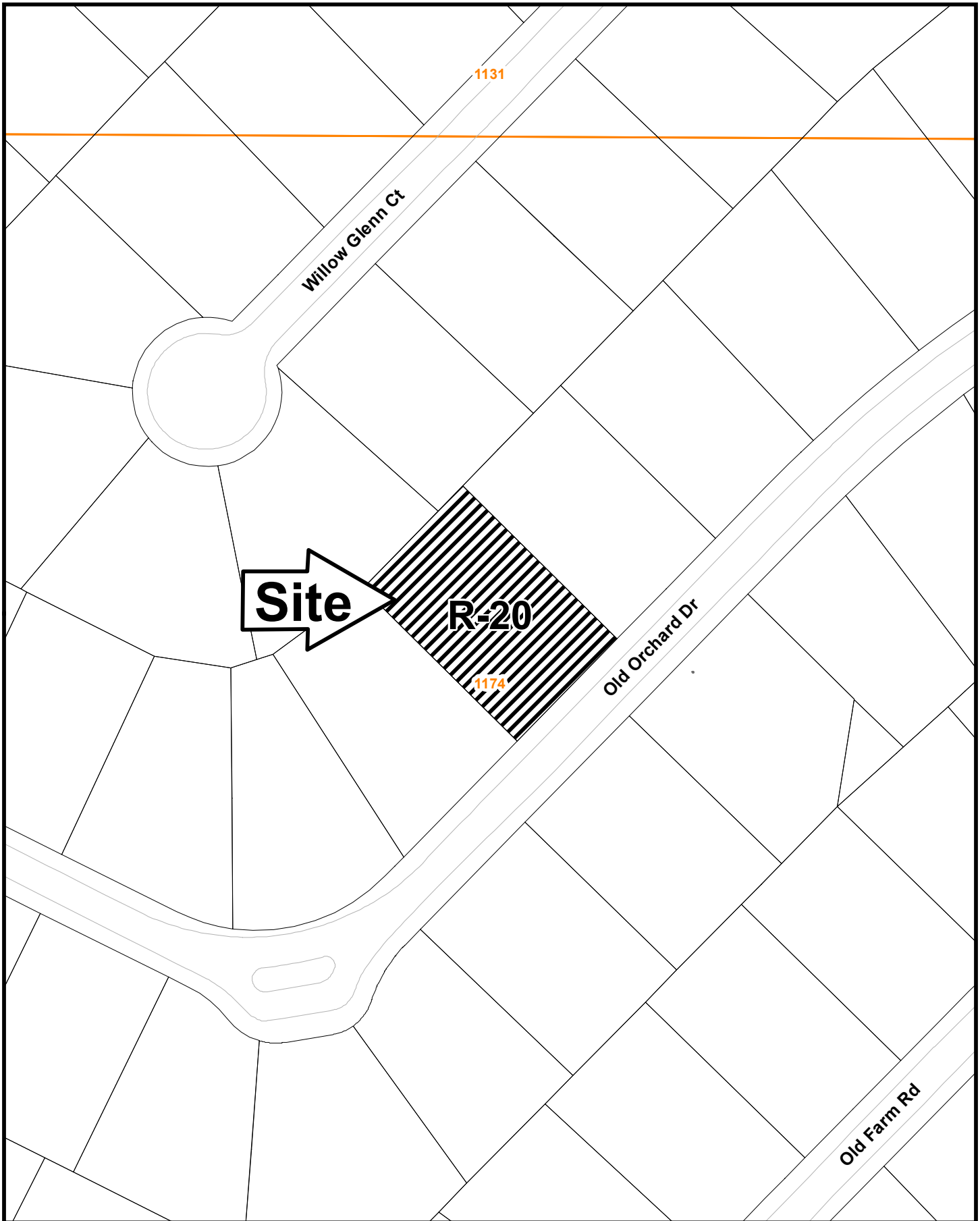
**APPLICANT:** William S. Wolcott and  
Ana G. Wolcott

**PETITION No.:** V-129

\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-129 2017-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



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

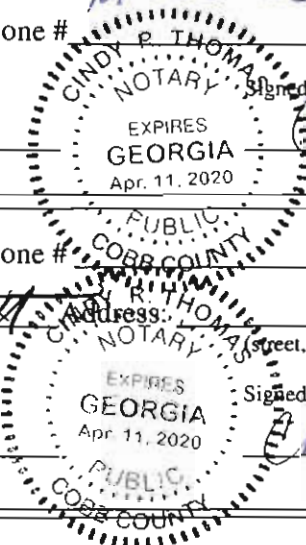
Application No. V-129

Hearing Date: 12-13-17

Applicant William S. Wolcott Phone # 404 855-1055 E-mail wswfamly@yahoo.com  
Anna G. Wolcott  
(representative's name, printed) Address 2305 Old Orchard Dr, Marietta, GA  
(street, city, state and zip code) 30068

Anna G. Wolcott Phone # 404 855-1055 E-mail wswfamly@yahoo.com  
(representative's signature)

My commission expires: 4-11-2020



Signed, sealed and delivered in presence of:  
Cindy R. Thomas  
Notary Public

Titleholder same Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature Anna G. Wolcott William S. Wolcott  
(attach additional signatures, if needed) Address: \_\_\_\_\_  
(street, city, state and zip code)

My commission expires: 4-11-2020

Signed, sealed and delivered in presence of:  
Cindy R. Thomas  
Notary Public

Present Zoning of Property R-20

Location 2305 Old Orchard Dr, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1174 District Cobb County Size of Tract .46 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:

Improve porch that existed when we bought house.  
We'll exchange screens for windows, but property porch  
is in the rear setback

List type of variance requested: to waive change the rear setback to  
30 feet.