



**APPLICANT:** Juan Carlos Huizar

**PETITION No.:** V-74

**PHONE:** 770-820-6676

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Juan Carlos Huizar

**PRESENT ZONING:** R-20

**PHONE:** 770-820-6676

**LAND LOT(S):** 1138

**TITLEHOLDER:** Juan Carlos Huizar

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north of Clay Road, east of Flint Hill Road (2262 Clay Road).

**SIZE OF TRACT:** 0.56 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot storage building) from the required 35 feet to 17 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

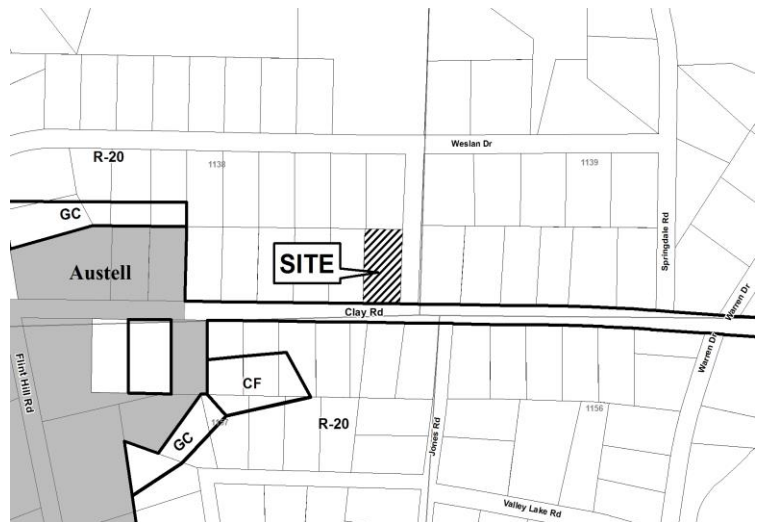
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Juan Carlos Huizar **PETITION No.:** V-74

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If approved, permit and inspection required.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** All roof downspouts must discharge to the ground at the structure to maximize the overland flow path of runoff to the property line.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

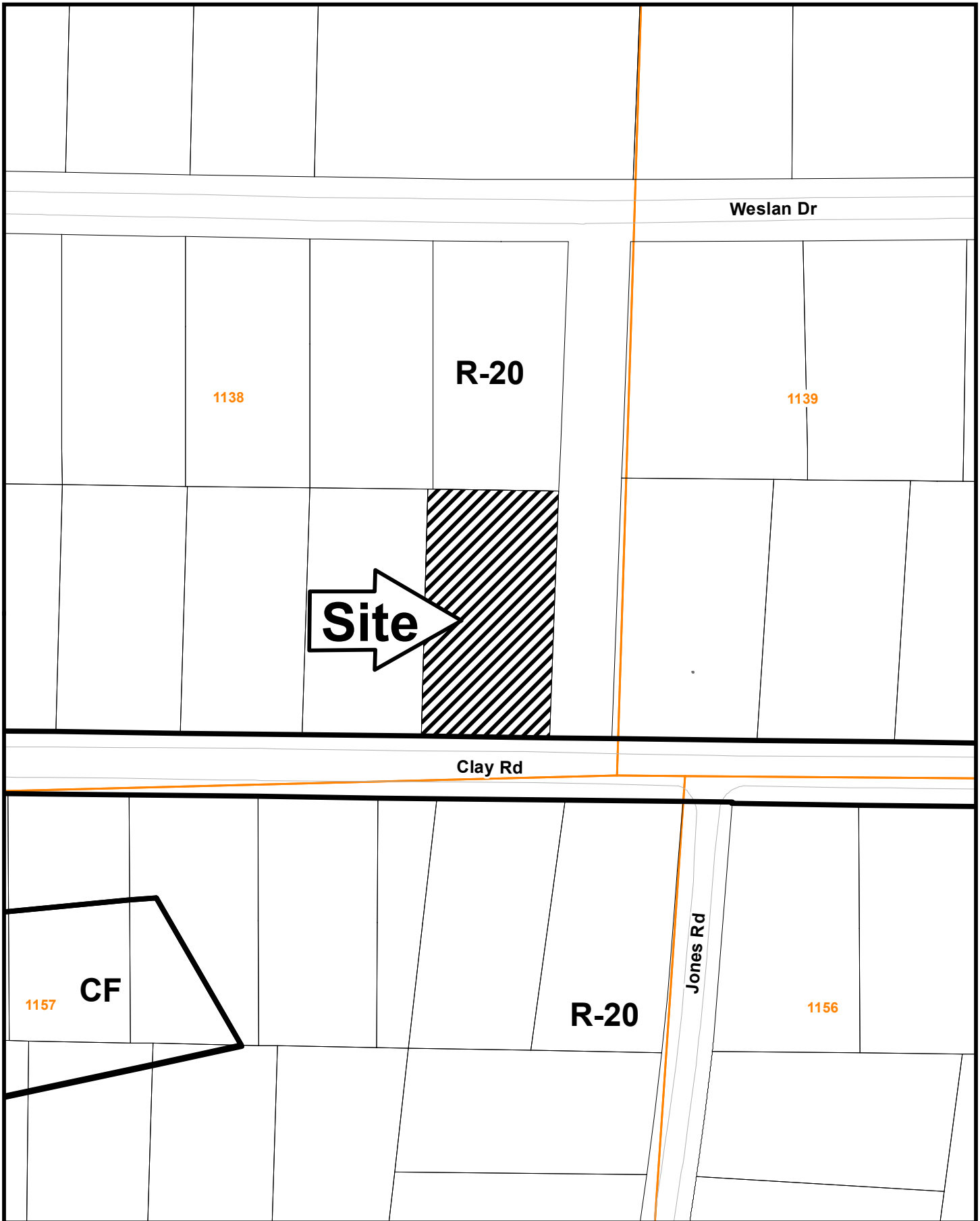
**SEWER:** No comments.

**APPLICANT:** Juan Carlos Huizar      **PETITION No.:** V-74

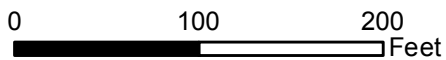
\*\*\*\*\*



**FIRE DEPARTMENT:** No comments.

# V-74 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

RECEIVED  
JUN 28 2018

# Application for Variance Cobb County

(type or print clearly)

Application No. V-74  
Hearing Date: 9-12-18

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

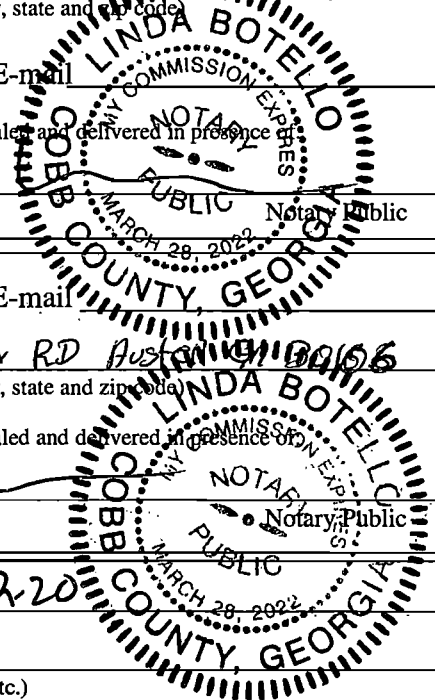
Applicant Juan Carlos Huizar Phone # 770 820 6676 E-mail \_\_\_\_\_

Juan Carlos Huizar Address 2262 clay RD Austell GA 30106  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 820 6676 E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: 3/29/22



Titleholder Juan Carlos Huizar Phone # 770 820 6676 E-mail \_\_\_\_\_

Signature [Signature] Address: 2262 clay RD Austell GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: 3/29/22

Present Zoning of Property Juan Carlos Huizar c R-20

Location 2262 clay rd Austell GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1130 District 19 Size of Tract .56 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 0.56 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

The current property is limited in space and has no basement, garage, or storage facility. Therefore, variance is requested for storage of tools, household storage items, lawn maintenance equipment.

List type of variance requested: Variance requested for 17.5 feet spacing from home to storage unit to allow easier access for storage versus the original 35 ft. distance required.