



**APPLICANT:** Chuck Spooner

**PETITION No.:** V-87

**PHONE:** 770-819-6600

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

**REPRESENTATIVE:** Chuck Spooner

**PRESENT ZONING:** HI

**PHONE:** 770-819-6600

**LAND LOT(S):** 596, 601

**TITLEHOLDER:** Plateau Excavation, Inc.

**DISTRICT:** 18

**PROPERTY LOCATION:** At the northwest intersection of Lee Industrial Boulevard and Delta Circle (7330 Delta Circle).

**SIZE OF TRACT:** 6.98 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) waive the front setback for proposed Tract 2 from the required 50 feet to 27 feet (existing); and 2) waive the minor side setback for proposed Tract 2 from the required 20 feet to 13 feet (existing).

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

**BOARD OF APPEALS DECISION**

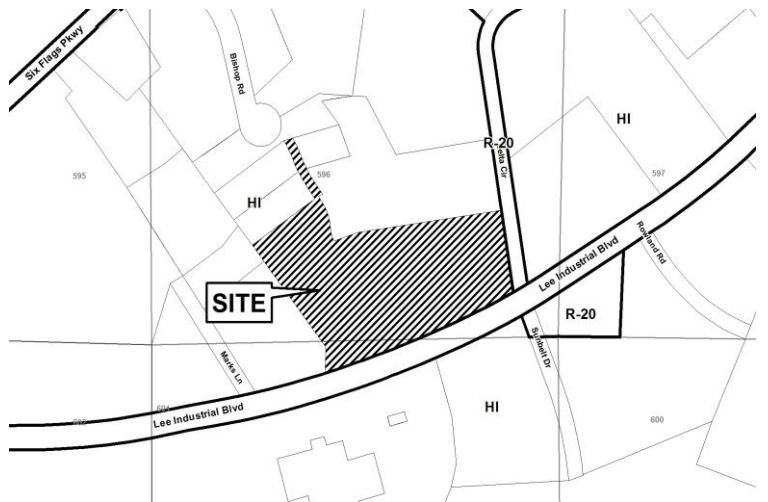
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts were observed or are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

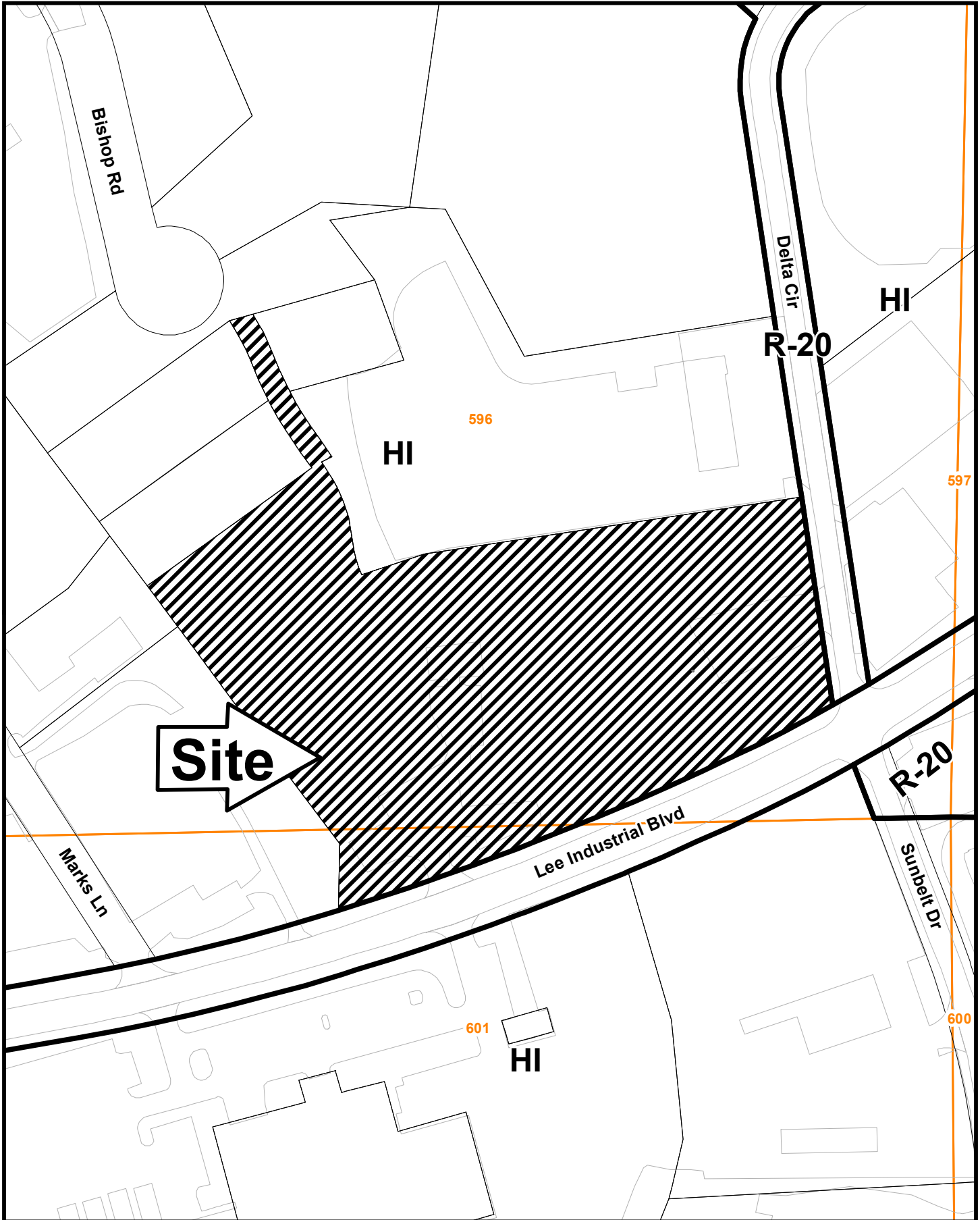
**SEWER:** Westernmost building on proposed tract 1 appears to meet sewer easement setback requirement.

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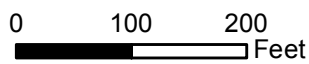
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**FIRE DEPARTMENT:** No comments.

# V-87 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  
JUL 24 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-87  
Hearing Date: 9-12-18

Applicant Chuck Spooner Phone # 770-819-6600 E-mail chuck@centralatlantatractor.com

Chuck Spooner Address 7330 Delta Creek Austell GA 30168  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 7-819-6600 E-mail same as above  
(representative's signature)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Stephanie N. Gray  
Notary Public

Titleholder Platman Phone # 7-948-2600 E-mail \_\_\_\_\_

AJR Address: 7330 Delta Creek Austell GA 30168  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Stephanie N. Gray  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location same as above 7330 Delta Cir  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 596 + 601 District 18 Size of Tract 2.925 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 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Would like a permit to add new addition to existing shop.  
Existing shop currently w/in 20' rear and 50' front building setback

List type of variance requested: Change rear building setback to 13' and front building setback to 27'