

APPLICANT: Sara M. Sweeney
PHONE: 770-998-8599
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the south side of
Shallowford Road, west of Johnson Ferry Road
(4260 Shallowford Road).

PETITION NO.: V-8
DATE OF HEARING: 02-13-08
PRESENT ZONING: LRO
LAND LOT(S): 467, 470
DISTRICT: 16
SIZE OF TRACT: 1.38 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the landscape screening buffer from the required 20 feet to zero feet adjacent to the east property line (for the existing parking lot and proposed garage); 2) waive the building setback from 15 feet to 4 feet adjacent to the east property line (for the proposed garage); and 3) waive the building setback from 15 feet to 13 feet adjacent to the west property line (for existing office building).

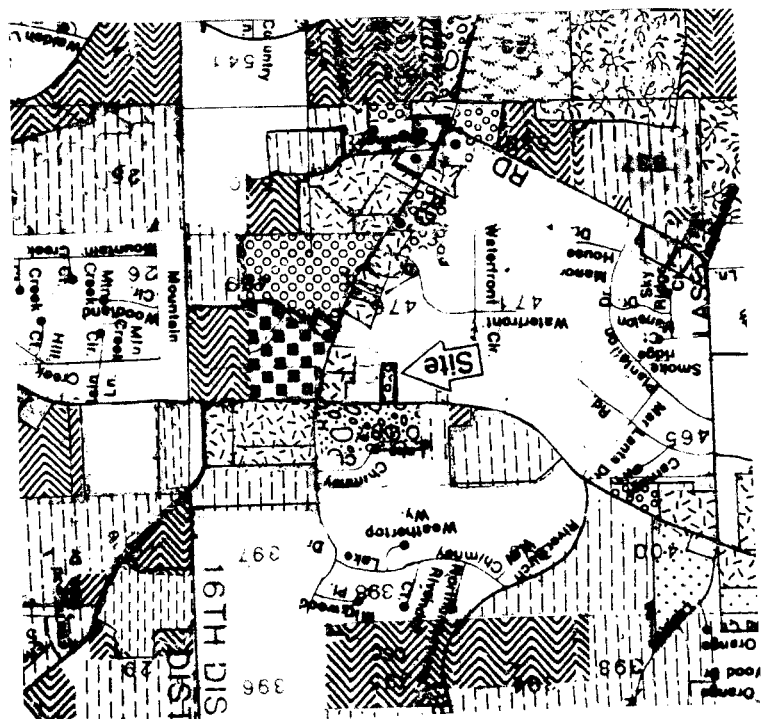
COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Building permit will be required if variance is approved.
STORMWATER MANAGEMENT: The proposed concrete pad and expanded garage will add less than 1,000 square feet of additional impervious area to the site. This site drains to the rear of the property directly into the Cochran-Maddox Lake. No adverse stormwater management impacts are anticipated. All downspouts should be discharged to the ground at the structure to maximize overland flow of runoff from the new structure.
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.
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.
WATER: No conflict.
SEWER: As shown on applicant's survey, proposed structure appears not to encroach existing CCWS sewer on the site toward rear of property.

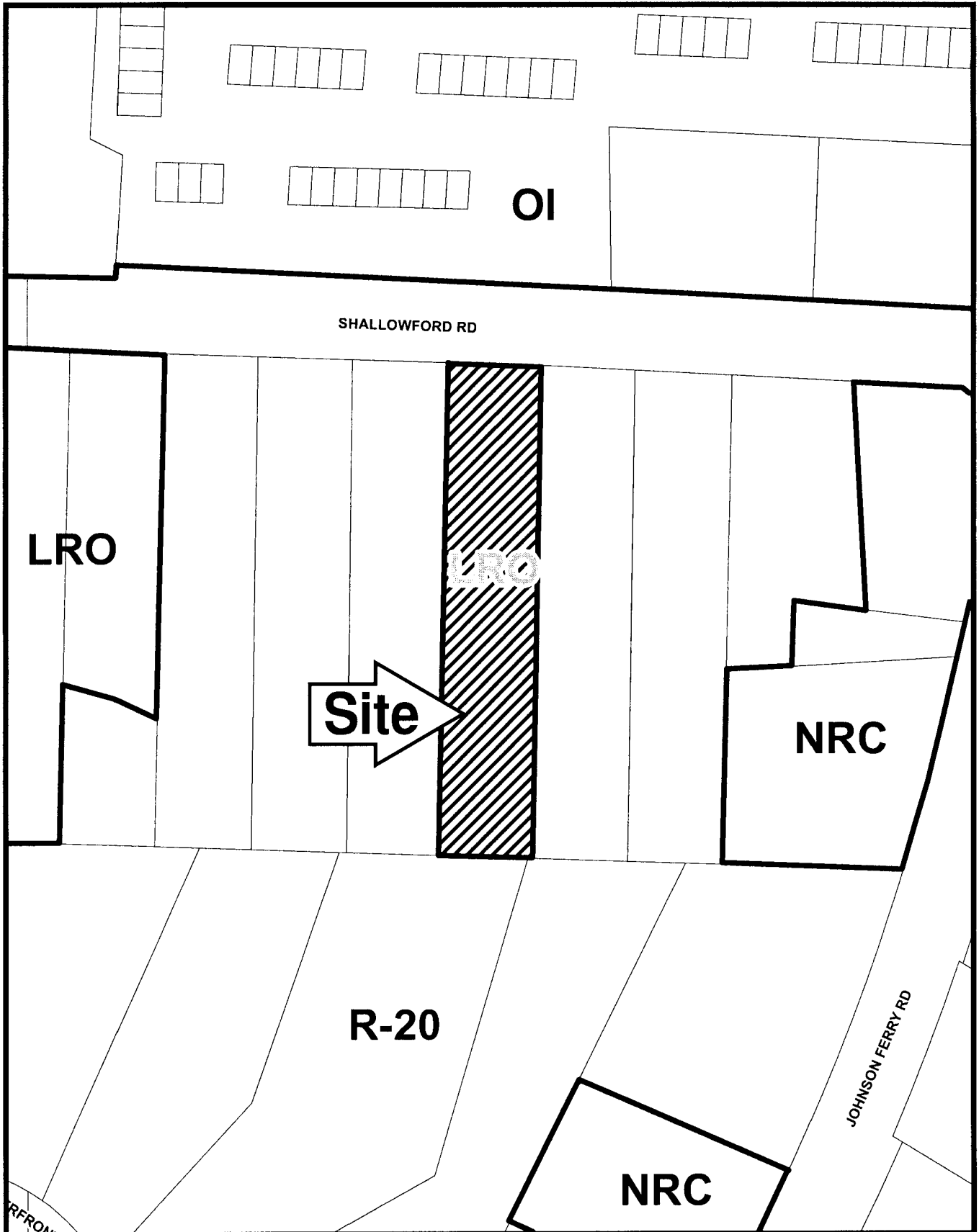
OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

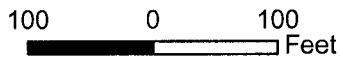
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-8



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-8

Hearing Date: 2-13-08

Applicant SARA M. SWEENEY Business Phone 770-998-8599 Home Phone _____

SARA M. SWEENEY
(representative's name, printed)

Address 4260 Shallowford Rd., MARIETTA, GA. 30062
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 770-998-8599 Cell Phone _____

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2010

Titleholder SARA M. SWEENEY Business Phone 770-998-8599 Home Phone _____

Signature [Signature]
(attach additional signatures, if needed)

Address: 4260 Shallowford Rd. MARIETTA, GA. 30062
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2010

Present Zoning of Property L20

Location 4260 SHALLOWFORD ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 467, 470 District 16 Size of Tract 1.38 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 _____

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.

+ Need building for storage of medical files required for 10 years; to increase parking for self and employees to allow increased parking for patients.

List type of variance requested: WAIVE THE REQUIRED 10 FT LANDSCAPE SCREENING BUFFER TO 4 FEET.