



**APPLICANT:** William Ryan and Wendy Ryan      **PETITION NO.:** V-79  
**PHONE:** 770-778-5580      **DATE OF HEARING:** 08-13-08  
**REPRESENTATIVE:** Wendy Ryan      **PRESENT ZONING:** PD  
**PHONE:** 770-645-5580      **LAND LOT(S):** 30, 43  
**PROPERTY LOCATION:** Located on the southeasterly      **DISTRICT:** 16  
side of Township Cove Road, east of Jefferson Township      **SIZE OF TRACT:** 1.79 acres  
Parkway (4996 Township Cove Road).      **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the side setback on lot 102 from the required 25 feet to 17 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision 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 drainage impact anticipated. This is a large lot that is well-screened from the adjacent lot to the south. The lot drains via an existing swale to a well-defined drainage easement.

**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:** No comment.

**WATER:** No conflict.

**SEWER:** Sewer not available to property.

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

**BOARD OF APPEALS DECISION**

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

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

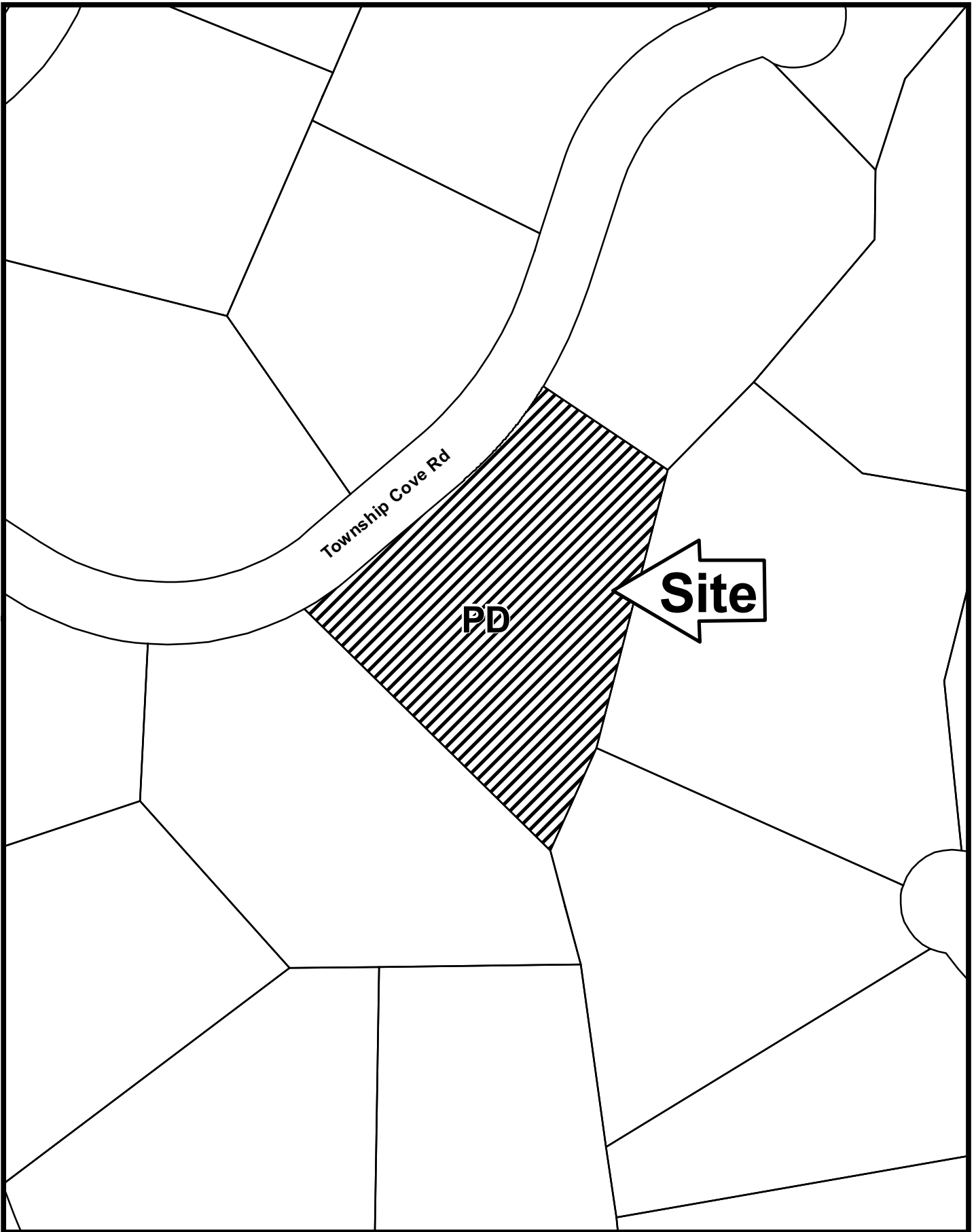
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

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

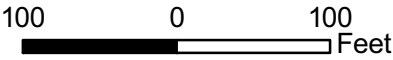
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



# V-79



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-79  
Hearing Date: 8-13-08

Applicant William Ryan Business Phone 770-778-5580 Home Phone 770-645-5580

WENDY E. RYAN Address 4996 Township Cove Rd, Marietta, GA, 30066  
(representative's name, printed) (street, city, state and zip code)

+ Wendy E. Ryan Business Phone 770-645-5580 Cell Phone 7-366-8191  
(representative's signature)

My commission expires: + 5/11/2009 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder William Ryan Business Phone 770 778 5580 Home Phone 770 645 5580

Signature [Signature] Address: 4996 Township Cove Rd, Marietta 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/10/2010 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property PD

Location 4996 Township Cove Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 30 & 43 District P 21 Size of Tract 1.78 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 1.78 acres Shape of Property Trapezoid Topography of Property slight grade 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.

Homeowner could not optimize use of buildable area currently available to locate a screen porch.

List type of variance requested: side setback WAIVE THE SIDE SETBACK ON LOT 102 FROM REQUIRED 25FT TO 17FT