



**APPLICANT:** Terry Clark **PETITION NO.:** V-88  
**PHONE:** 404-699-0301 **DATE OF HEARING:** 08-13-08  
**REPRESENTATIVE:** John Hreno **PRESENT ZONING:** R-20  
**PHONE:** 404-731-4007 **LAND LOT(S):** 279  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 20  
Tarpley Place, west of Tarpley Road **SIZE OF TRACT:** 1.06 acres  
(2802 Tarpley Place). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the rear setback on lot 12 from the required 35 feet to 10 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 significant stormwater management impacts anticipated. Lot drains directly to adjacent floodplain on lot.

**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.

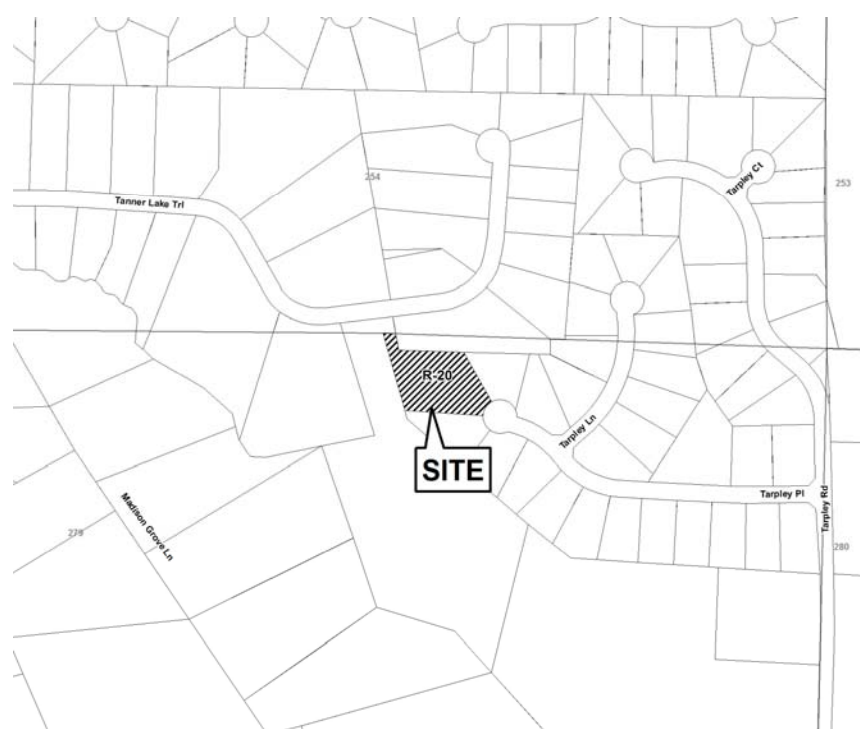
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

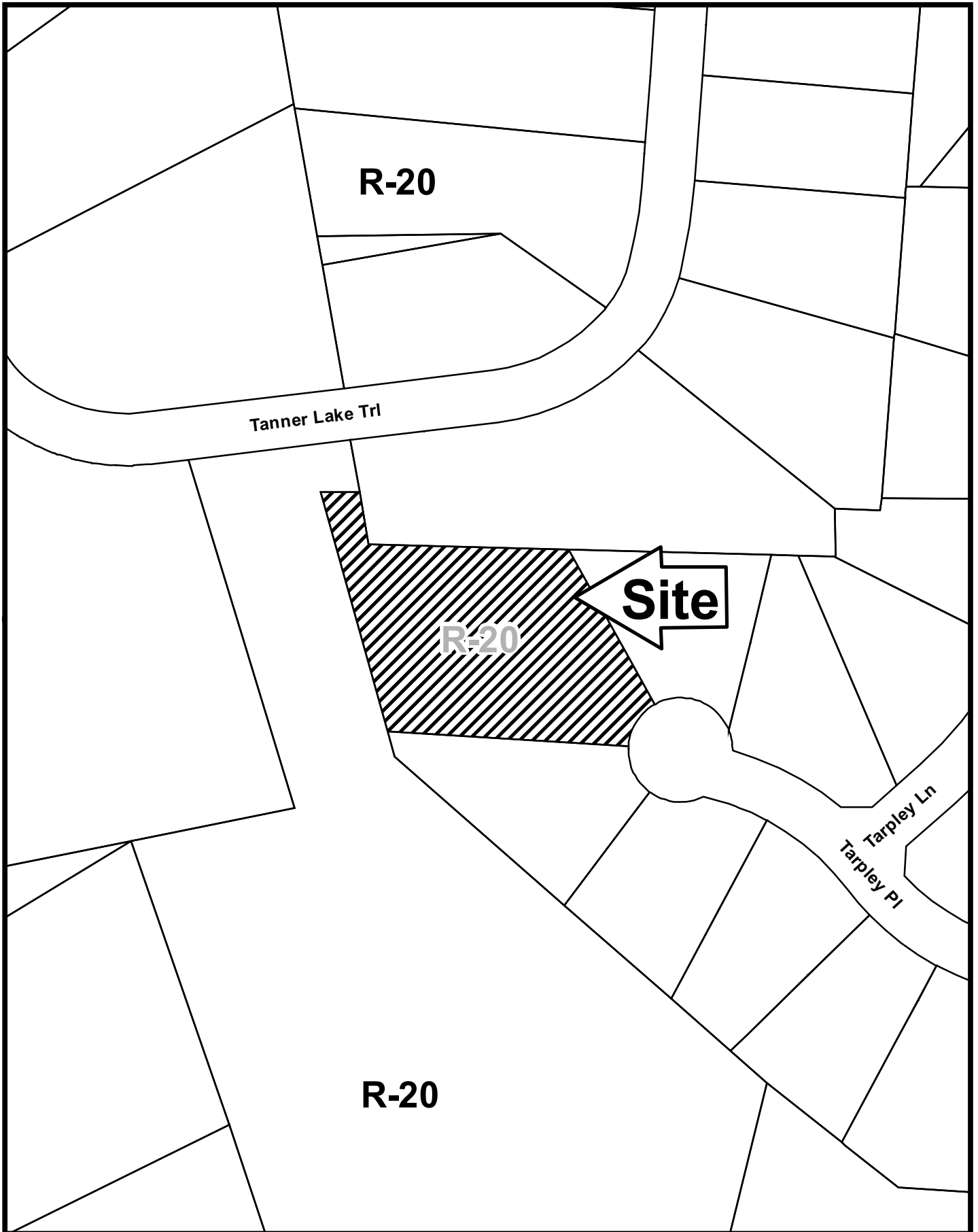
**SEWER:** No conflict.

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

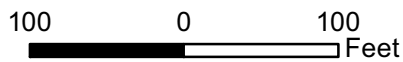
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# V-88



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)

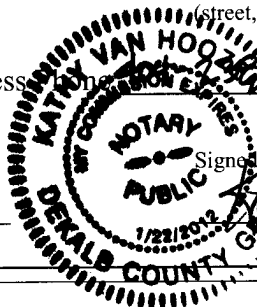
Application No. U-88  
Hearing Date: 8-13-08

Applicant MR. TERRY CLARK Business Phone 404-699-0361 Home Phone 770-222-1469

JOHN HRENO Address 416 EAST PACES FERRY RD, NE ATLANTA  
(representative's name, printed) (street, city, state and zip code) GA 30305


 Business Phone 404-731-9595 Cell Phone 404-731-4007  
(representative's signature)

My commission expires: 1/22/2012

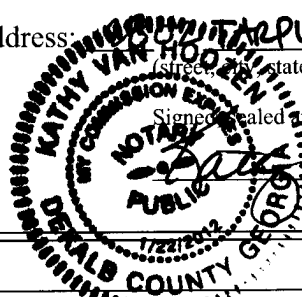


Signed, sealed and delivered in presence of:  
Kathy Van Hoozen  
Notary Public

Titleholder TERRY AND BECKY CLARK Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature  Address: 2802 TARPLEY PLACE, MARIETTA, GA.  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/22/2012



Signed, sealed and delivered in presence of:  
Kathy Van Hoozen  
Notary Public

Present Zoning of Property R-20

Location 2802 TARPLEY PLACE, MARIETTA, GA. (COBB COUNTY) 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #279 P73 District 20 Size of Tract 1.06 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.

SEE ATTACHED DOCUMENT

List type of variance requested: - BUILDING SETBACK VARIANCE -  
WISH TO REDUCE EXISTING 35 FT. SIDELYARD BUILDING SETBACK ALONG THE  
NORTH SIDE OF PARCEL TO 10 FT. THIS WOULD MATCH THE EXISTING SIDELYARD  
SETBACKS ALONG THE SOUTH AND EAST SIDES OF THE PARCEL.

## COBB COUNTY VARIANCE – HARDSHIPS

The property owners wish to construct a new (3) bay garage with additional room for storage on their property. This garage addition is intended to be constructed in conjunction with additional hardscape, swimming pool and site walls. Those proposed additions are represented on the proposed Site Plan and are intended to be permitted at the same time as the garage, once a Variance for the proposed garage has been granted.

This proposed garage structure would be of less than 35 feet in total height and aesthetically in keeping with the existing garage and structure. If this garage was to be constructed in the most convenient location and within the existing building setback lines, which would be a natural extension of the existing garage, the following conditions would be created and contrary to current Cobb County Zoning Ordinances:

1. The maximum allowable impervious surface would exceed 35%. This is due to additional driveway required.
2. The maximum allowable building height of 35 feet would be exceeded. This is due to the garage design having a full-height storage area beneath a portion of the primary level.