

APPLICANT: Dan Broussard and Kathy Broussard **PETITION NO.:** V-79
PHONE: 770-579-2234 **DATE OF HEARING:** 10-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 526
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 16
Sloans Way, north of Carol Drive **SIZE OF TRACT:** .34 acre
(2990 Sloans Way). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the rear setback on lot 16 for an accessory structure over 144 square feet (proposed 192 square foot garage) from the required 30 feet to 6 feet; and 2) waive the side setback adjacent to the north property line from the required 10 feet to 9 feet (existing).

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit will be required for the detached structure. If this variance request is approved, a plat revision must be recorded showing completed improvements, referencing the variance case and 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 impacts are anticipated. A private drainage system has previously been installed to facilitate drainage in the rear yard.

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: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

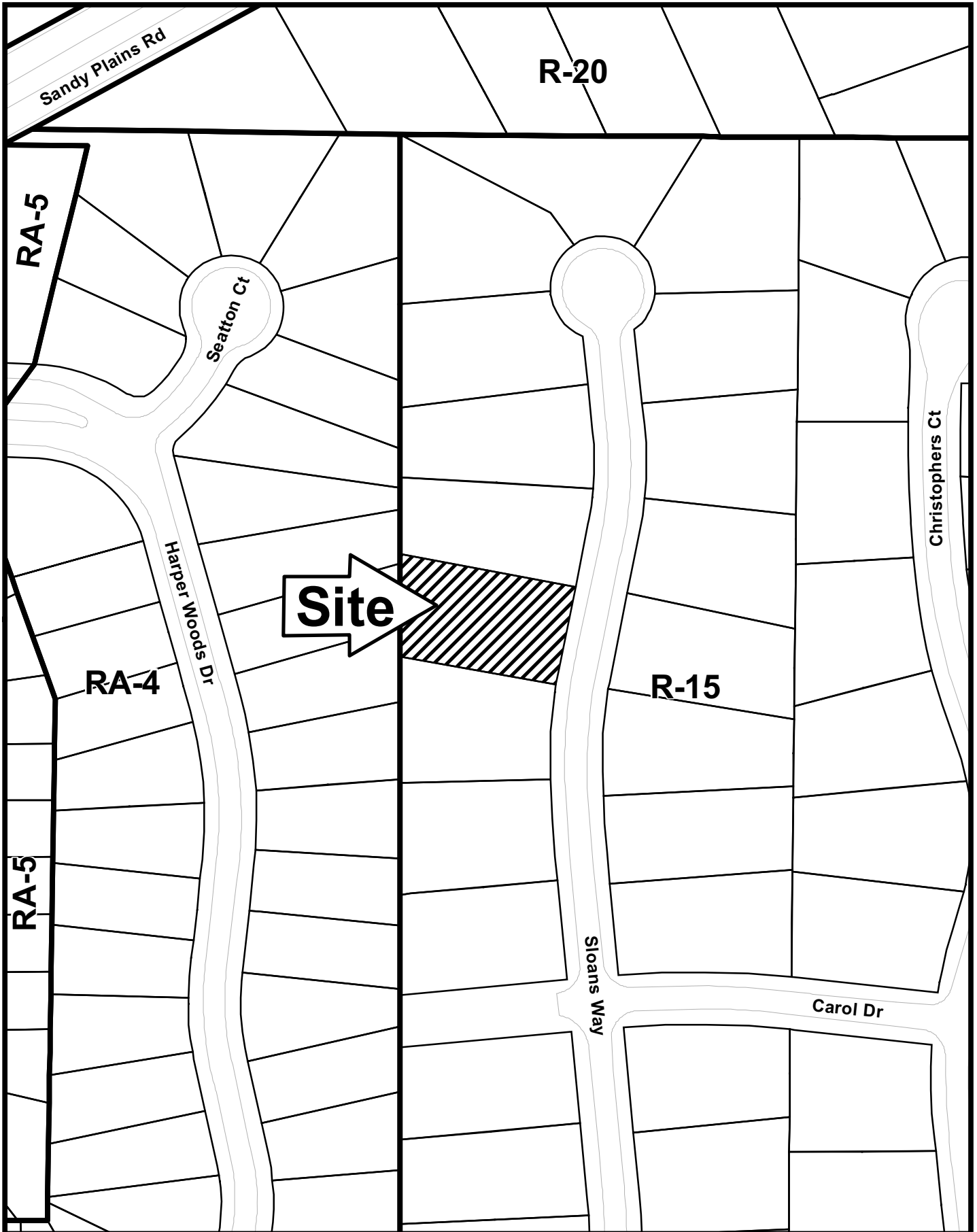
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

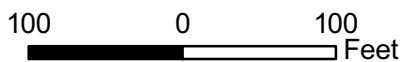
STIPULATIONS: _____



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)

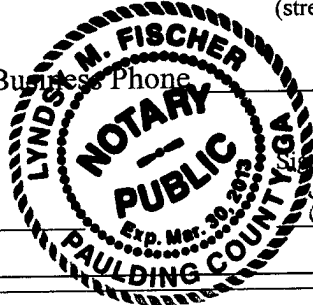
Application No. V-79

Hearing Date: 10-14-09

* Applicant Kathy Broussard Business Phone N/A Home Phone 770-579-2234

Kathy Broussard Address 2990 Sloans Way, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

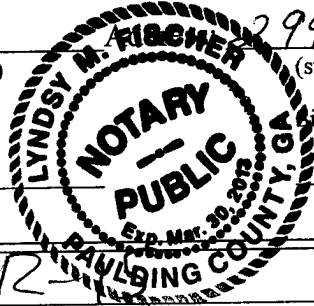
[Signature] Business Phone _____ Cell Phone _____
(representative's signature)



My commission expires: March 30, 2013
Signed, sealed and delivered in presence of: Lyndsy M Fischer
Notary Public

Titleholder Kathy Broussard Business Phone _____ Home Phone 770-579-2234

Signature [Signature] 2990 Sloans Way Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062



My commission expires: march 30, 2013
Signed, sealed and delivered in presence of: Lyndsy m Fischer
Notary Public

Present Zoning of Property R-1

Location 2990 SLOANS WAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P418 526 District 16 Size of Tract .24 ACRE 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.

structure would take up too much space on property ruining aesthetics and value

List type of variance requested: Requesting a variance for 30 foot minimum for a proposed tool shed to be reduced to 6 feet. WAIVE THE REAR SETBACK FOR ACCESSORY STRUCTURE OVER 14' SAFT FROM REQUIRED 30 FT TO 6 FT