



**APPLICANT:** Kevin D. Rheinschmidt and Teena L. **PETITION NO.:** V-20  
**PHONE:** Rheinschmidt 770-426-6667 **DATE OF HEARING:** 03-10-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 440  
**PROPERTY LOCATION:** Located at the southeast **DISTRICT:** 16  
corner of Lowe Way and Lowe Trail, east of Bells Ferry **SIZE OF TRACT:** .39 acre  
Road (2995 Lowe Trail). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback for two accessory structures over 144 square feet (one gazebo and one shed) from the required 30 feet to 16 feet; 2) allow an accessory structure (aforementioned gazebo) to the side of the primary structure on lot 13; and 3) waive the front setback from the required 35 feet to 33 feet (existing).

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved a Building Permit and inspections will be required for the structure. If this variance request is approved, a plat revision must be recorded showing all improvements. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes a portion of the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No significant adverse stormwater impacts are anticipated. Entire lot drains to existing channel within recorded drainage easement located at rear of 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:** No comment.

**WATER:** No conflict.

**SEWER:** Applicant's survey indicates no encroachment into county Sanitary Sewer Easement 10 foot setback (required at back of property).

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITIC**

**BOARD OF APPEALS DECISION**

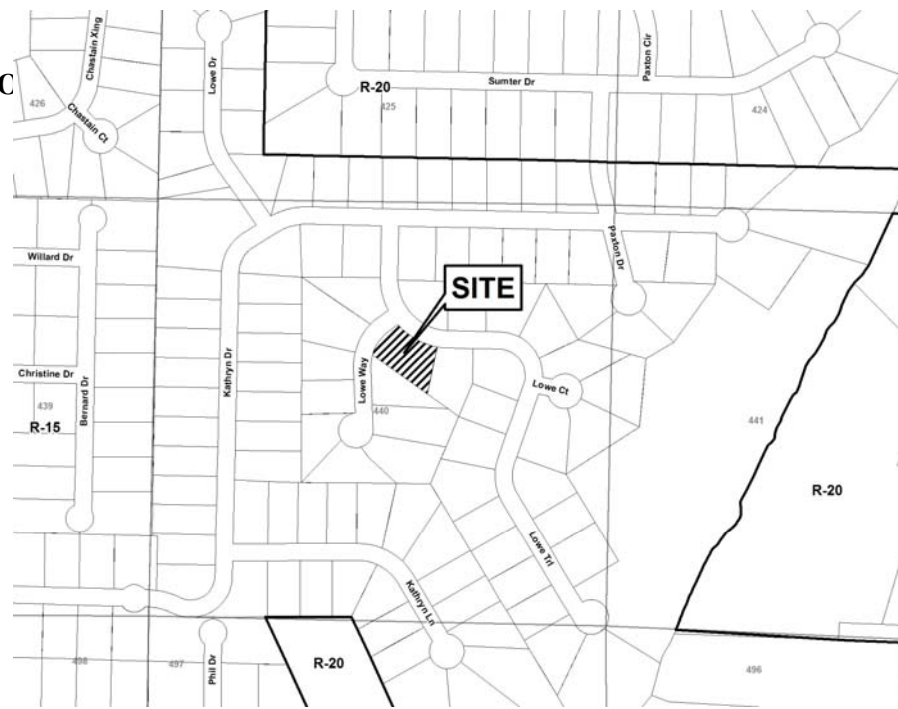
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

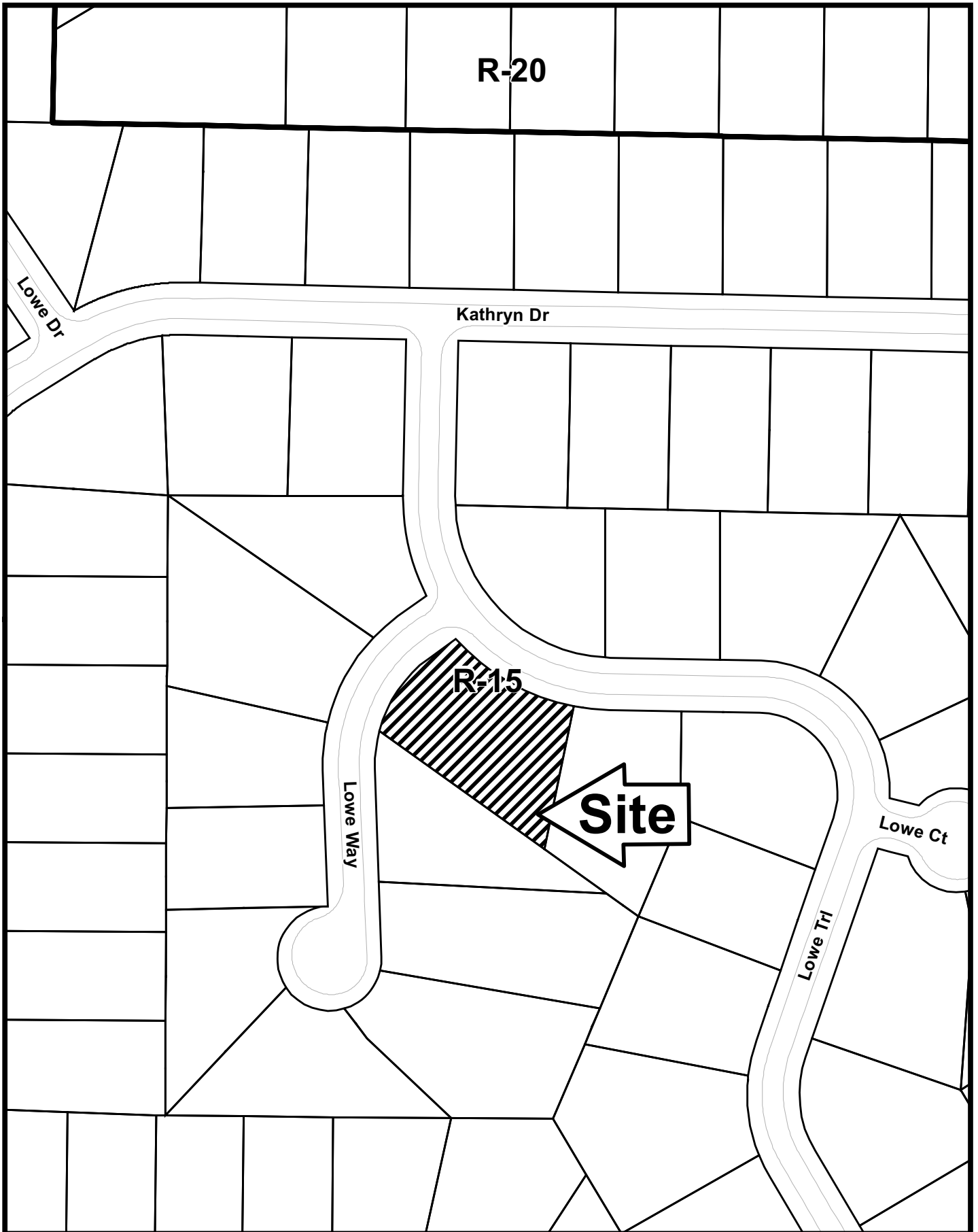
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**STIPULATIONS:** \_\_\_\_\_

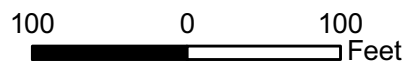
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# V-20



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-20

Hearing Date: 3-10-10

Applicant KEVIN & TEENA RHEINSCHMIDT Business Phone 770-426-6667 Home Phone 770-419-0136

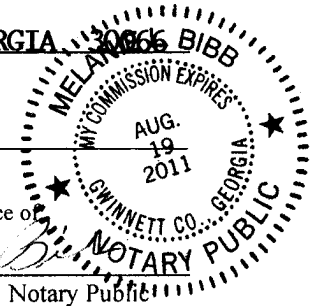
Address 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066  
(representative's name, printed) (street, city, state and zip code)

Kevin D. Rheinschmidt Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature) Teena L. Rheinschmidt

Signed, sealed and delivered in presence of

My commission expires: 8/19/2011

Melanie L. Bibb  
Notary Public



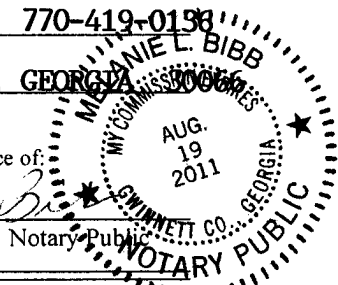
Titleholder D. KEVIN & L. TEENA RHEINSCHMIDT Business Phone 770-426-6667 Home Phone 770-419-0136

Signature Kevin D. Rheinschmidt Teena L. Rheinschmidt Address: 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: 8/19/2011

Melanie L. Bibb  
Notary Public



Present Zoning of Property R15

Location 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 440 District 16 Size of Tract \_\_\_\_\_ 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 XX

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.

AT THE TIME OF OUR BUILDING THE GAZEBO, THE LOCATION WAS BEST AT THE SIDE OF OUR PROPERTY FOR THE FOLLOWING REASONS: 1, THERE IS A DRAINAGE EASEMENT GOING DOWN THE BACK OF OUR YARD, 2. WE HAVE A DECK GOING ACROSS THE BACK OF OUR HOME. 3, WE HAVE TREES AND POWER LINES IN THE BACK ALSO. 4. WE GET THE BEST BREEZE ON THE SIDE OF OUR YARD SINCE THE HOME FACES NORTH.

List type of variance requested: ALLOW ACCESSORY TO SIDE OF HOUSE