

APPLICANT: Kristi A. Traylor **PETITION NO.:** V-45
PHONE: 678-354-6834 **DATE OF HEARING:** 06-09-10
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 308
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 20
intersection of Nichols Road and Mars Hill Road **SIZE OF TRACT:** 6.436 acres
(285 Mars Hill Road). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the minimum lot size for a stable from the required 10 acres to 8.2 acres.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: If variance is approved, fencing should be provided to exclude livestock access to the stream and 25 foot stream buffer. All paddocks should extend at least partially above the 100 year floodplain for safety.

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** _____

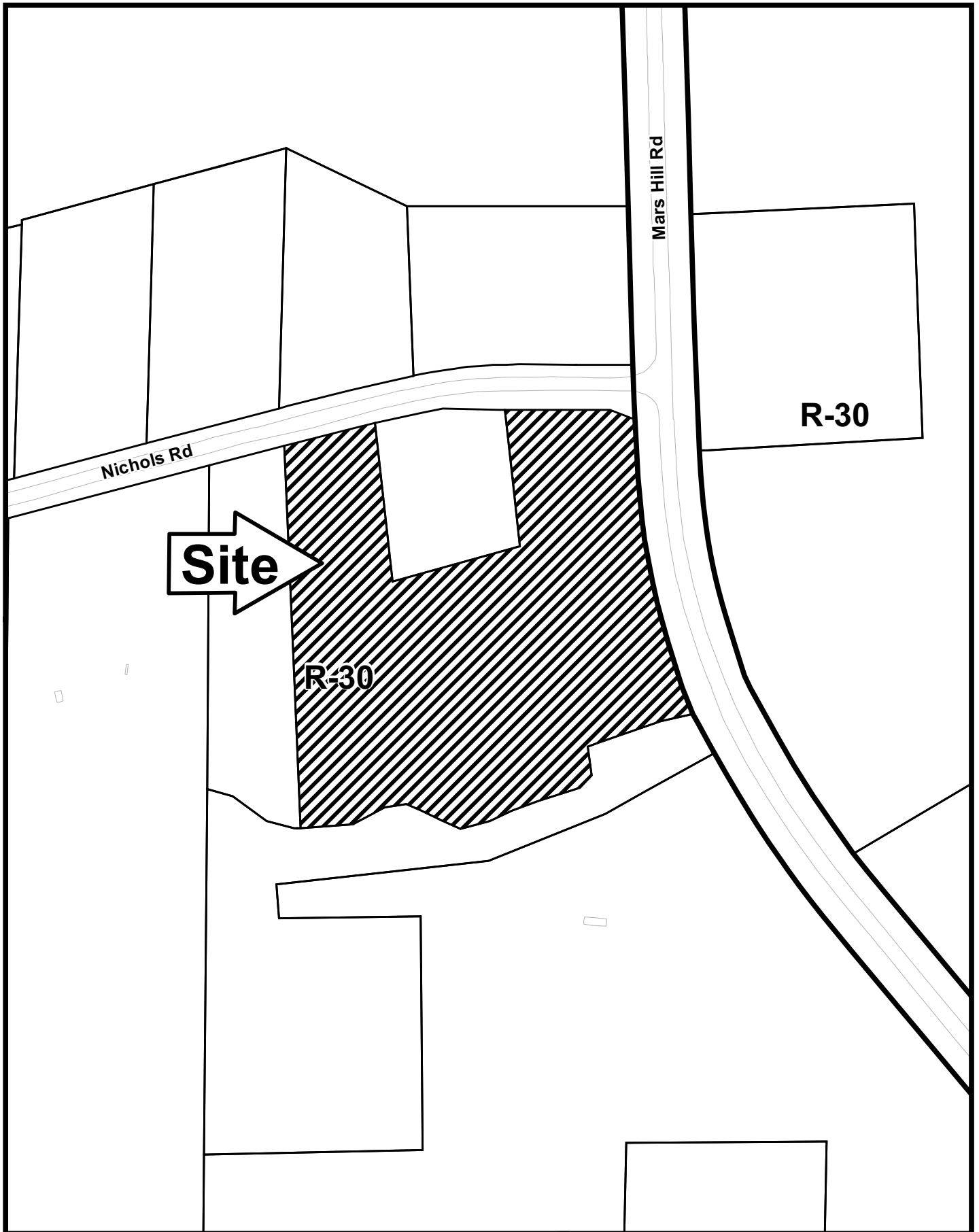
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-45



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

200 0 200 Feet



City Boundary
Zoning Boundary

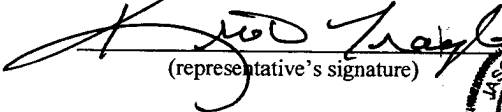
Application for Variance Cobb County

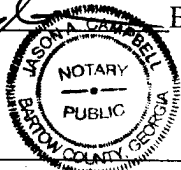
(type or print clearly)

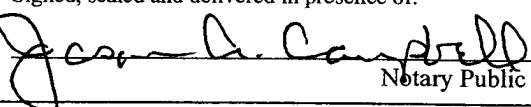
Application No. V-45
Hearing Date: 6-9-10

Applicant Kristi Traylor Business Phone 6783546834 Home Phone 6783546834

Kristi Traylor Address 285 Mars Hill Rd. Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

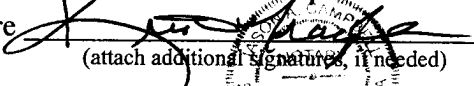
 Business Phone 6783546834 Cell Phone 4045129277
(representative's signature)



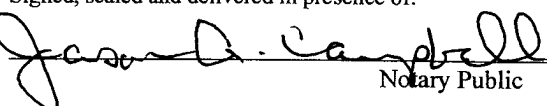
Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____
My Commission Expires
October 31, 2011

Titleholder Kristi Traylor Business Phone 6783546834 Home Phone 6783546834

Signature  Address: 285 Mars Hill Rd. Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____
My Commission Expires
October 31, 2011

Present Zoning of Property R30

Location 285 Mars Hill Rd. Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0308 District 20 Size of Tract 6.436 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 X 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.

I have been providing horseback riding lessons etc. to
as assist with the cost of feed hay fencing.
The hardship would be the financial increase
especially with the current economy.

List type of variance requested:
WAIVE THE LOT SIZE FOR A STABLE FROM A MINIMUM
REQUIREMENT OF 10 ACRES TO 8.2 ACRES.