

APPLICANT: Dustin Kirchner **PETITION NO.:** V-68
PHONE: 678-520-8633 **DATE OF HEARING:** 09-08-10
REPRESENTATIVE: Same **PRESENT ZONING:** R-30
PHONE: Same **LAND LOT(S):** 51
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Trickum Road, south of Tremont Drive **SIZE OF TRACT:** 0.79 acre
(4790 Trickum Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the setback for an accessory structure (proposed 1,800 square foot detached garage) from the required 100 feet to 17 feet adjacent to the north property line, 41 feet adjacent to the east property line and 52 feet adjacent to the south property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: The proposed garage and associated access drive is located in a naturally wooded area that drains by sheetflow to the south through the rear of adjacent residential lots that have been well landscaped. In order to mitigate the increase in runoff that will be generated by the proposed garage, all downspouts must be discharged to the ground at the structure to maximize overland flow and a filter strip installed along the southern edge of the new driveway.

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.

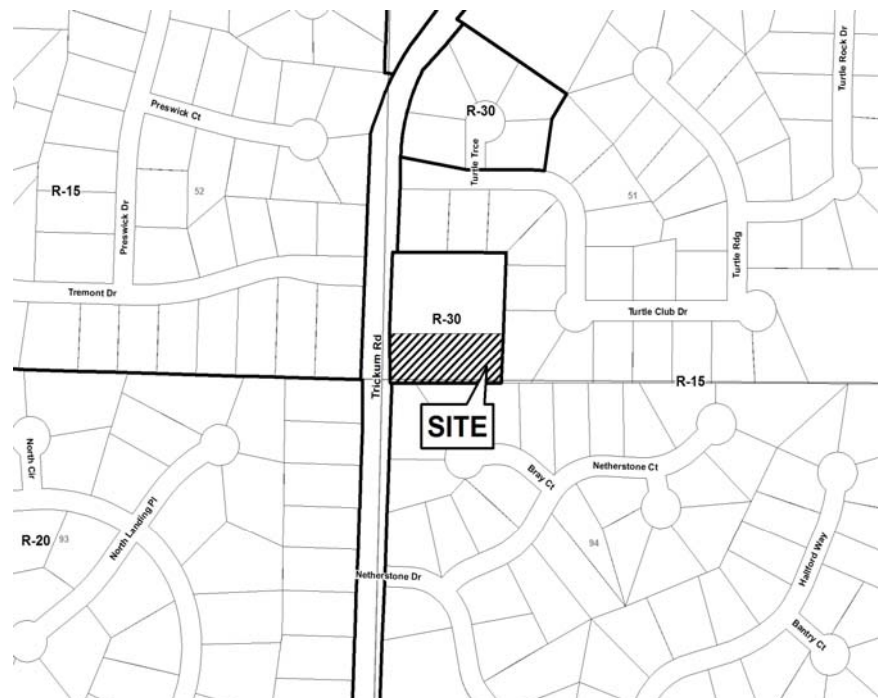
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

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

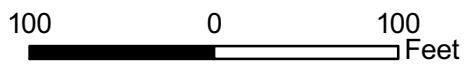
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





V-68



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-66
Hearing Date: 9-8-12

Applicant Dustin Kirchner Business Phone 678-520-8633 Home Phone 678-520-8633

Dustin R Kirchner Address 4790 trickum Rd. Marietta Ga. 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone _____ Cell Phone 678-520-8633
(representative's signature)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Rick Kirchner Business Phone 770-715-3454 Home Phone 770 443 3297

Signature [Signature] Address: 1491 Benson Rd Dallas GA 30132
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-30

Location 4790 trickum Rd. marietta Ga. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 51 District 16th Size of Tract 0.79 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 .79 acres Shape of Property rectangle 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 collect antique cars and other vehicles of historical importance and would like to have a garage to store them in. I can not have them in my driveway and do not want them there as it will lower the value.

List type of variance requested: variance is to exceed the allowable detached building of 800 square feet to the size of 1800 square feet.
WAIVE SETBACK FOR STRUCTURE OVER 800 SQ FT.