

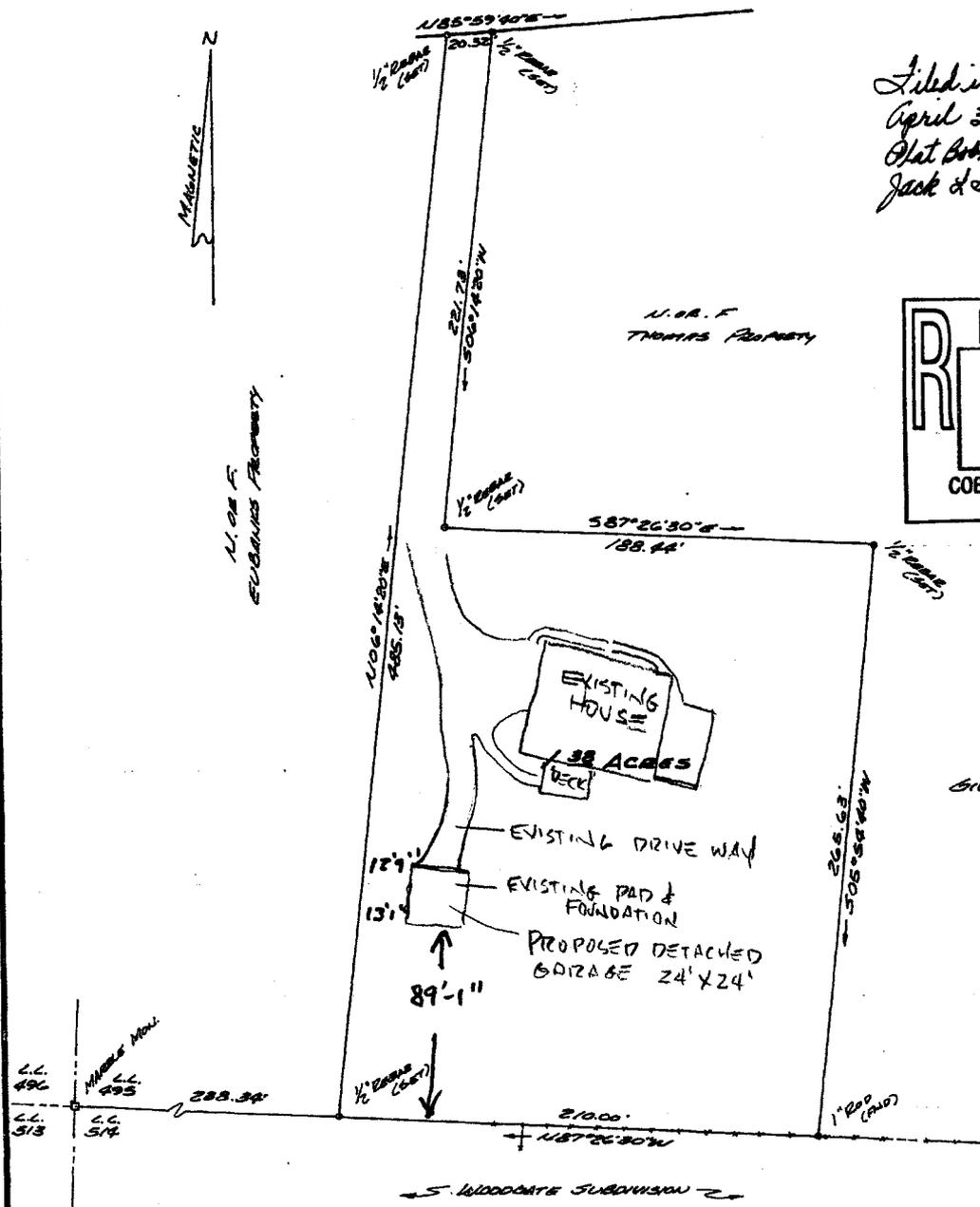
2011-001016

V-33
(2011)

SCOTT ROAD

Filed in Office
April 3, 2011
Plat Book 77 Page 166
Jack & Leahann, Clerk

RECEIVED
MAY 11 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



N. O. F. GIVENS PROPERTY

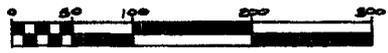
2 STORIES = 1152 SQ. FT. TOTAL

R-20



SURVEY & PLAT

OF PROPERTY IN
LAND LOT 495-16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
JANUARY 21, 1981 SCALE: 1"=50'



MADE FOR
VERA M. THOMAS

E.C. CHAIN = 1:13,675 FEET.
E.C. PLAT = 1:330,628 FEET.
EQUIPMENT: 20" TENSIT
& STEEL TAPE.

BI-JO AND ASSOCIATES
MARIETTA, GA.
971-5079

APPLICANT: David G. Crosby **PETITION NO.:** V-33
PHONE: 404-217-1035 **DATE OF HEARING:** 05-11-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 495
PROPERTY LOCATION: On the south side of **DISTRICT:** 16
Scott Road, south of Shannon Drive **SIZE OF TRACT:** 1.38 acres
(3021 Scott Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square-feet (existing 1,152 square-foot garage with attic) from the required 100 feet to 12 feet adjacent to the western property line and 89 feet adjacent to the southern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 2/11/11 permit 2011-001016 was issued for a 576 square foot detached garage with all necessary approvals. On 2/21/11 the building inspector rejected the zoning inspection as he identified the garage as being a 2 story building with 1152 square feet. If the variance is approved permit 2011-001016 will need to be revised to reflect the actual square footage of the structure and all required inspections can resume bringing structure into compliance.

STORMWATER MANAGEMENT: No significant adverse stormwater management impacts are anticipated. The new detached garage drains down the existing driveway and associated drainage swale to the Scott Road right-of-way.

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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **David G. Crosby**

Petition Number: V-33

Date: 5/3/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-33



PRD

Scott Rd

R-20

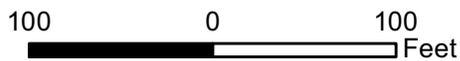
Site

Wood Forest Rd

Wood Forest Ct

R-15

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-33
Hearing Date: 5-11-11

Applicant DAVID G CROSBY Phone # 404-217-1035 E-mail CROSB136@bellsouth.net

Address _____
(representative's name, printed) (street, city, state and zip code)

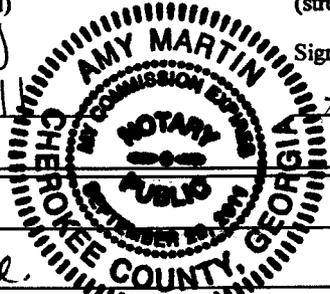
[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder DAVID GEHARD CROSBY
SHERON CROSBY Phone # 770-449-0660 E-mail CROSB136@bellsouth.net

Signature [Signature] Address: 3021 SCOTT ROAD, MARIETTA, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-29-2011
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property R-20

Location 3021 SCOTT Rd.
(street address, if applicable, or nearest intersection, etc.)

Land Lot(s) 495 District 16th Size of Tract 1.38 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.

- LOSS OF STORAGE AREA & FUNCTIONALITY OF ATTIC SPACE
- EXTRA EXPENSE TO REMOVE GLOUED DOWN DECKING.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT