

V-46  
(2011)

**BUILDING SETBACK REQUIREMENTS:**

FRONT - 50'  
SIDE - 10'

**PRESENT ZONING:**

R-15

**AREA:**

0.61 ACRES  
26,354 SQ.FT.

**NOTE:**

VARIANCE REQUEST IS FOR THE REDUCTION OF THE SIDE SETBACKS ON EACH SIDE FROM 10' TO 7.5'



**REFERENCE PLAT:**

PB. 90, PG. 30

**PROPERTY ADDRESS:**

2731 JIM'S ROAD  
MARIETTA, GEORGIA 30062

**VARIANCE PLAT FOR:**

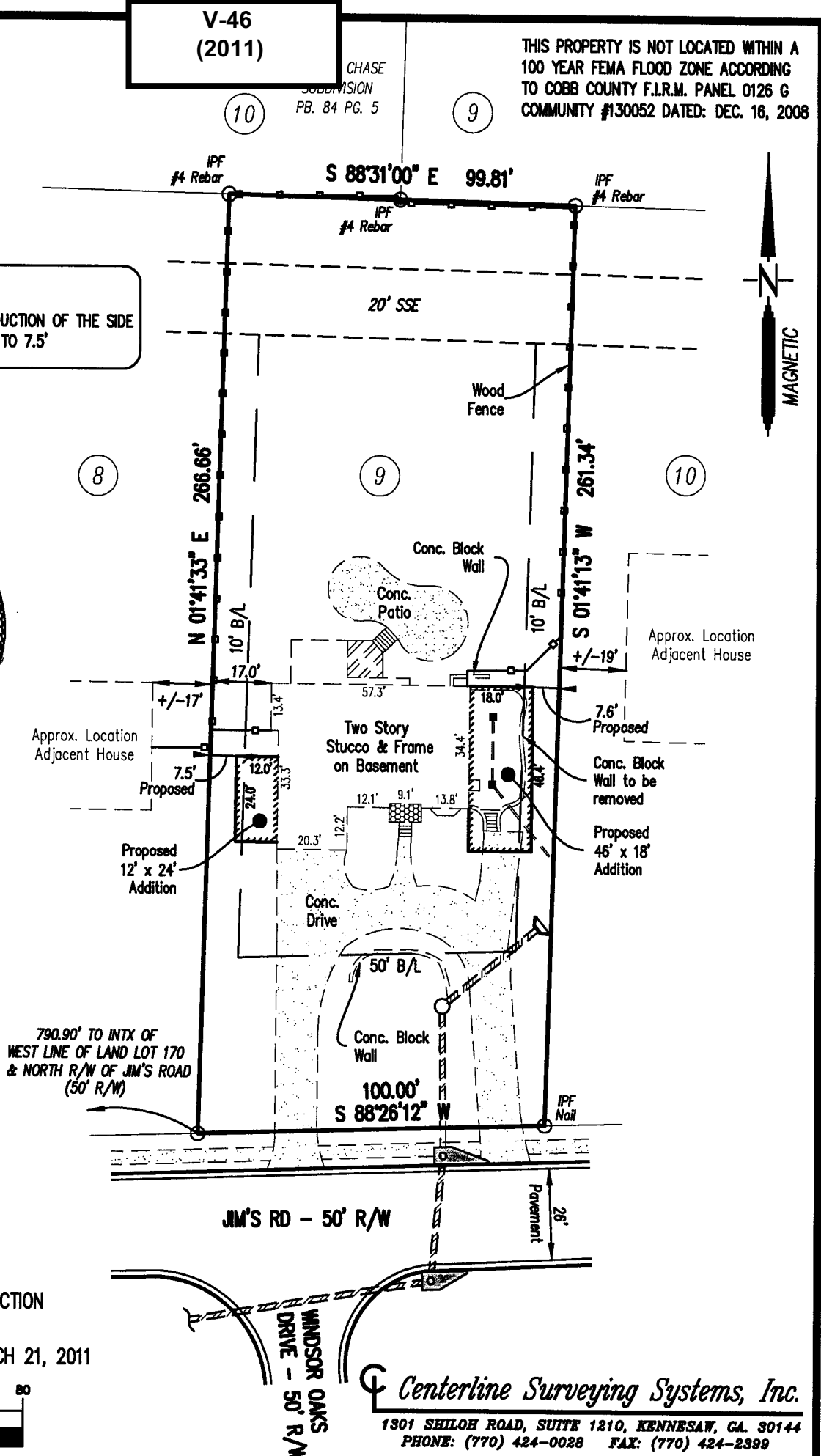
**LINDA  
OSTROWSKI**

BEING LOT 9  
WINDSOR OAKS  
SECTION THREE, UNIT TWO  
LOCATED IN LAND LOT 120  
IN THE 16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40' DATE: MARCH 21, 2011



1 inch = 40 ft.

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FEMA FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0126 G COMMUNITY #130052 DATED: DEC. 16, 2008



**APPLICANT:** Linda L. Ostrowski **PETITION NO.:** V-46  
**PHONE:** 678-520-0252 **DATE OF HEARING:** 06-08-11  
**REPRESENTATIVE:** Linda Ostrowski **PRESENT ZONING:** R-20  
**PHONE:** 678-520-0252 **LAND LOT(S):** 120  
**PROPERTY LOCATION:** On the west side of Jims Road, west of Wigley Road (2731 Jims Road). **DISTRICT:** 16  
**SIZE OF TRACT:** 0.61 acre  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the side setbacks on lot 9 from the required 10 feet to 7 feet adjacent to the western property line, and 6 feet adjacent to the eastern property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** Downspouts for new construction must discharge to the ground at the structure and runoff from eastern addition directed toward existing receiving headwall located on parcel.

**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**

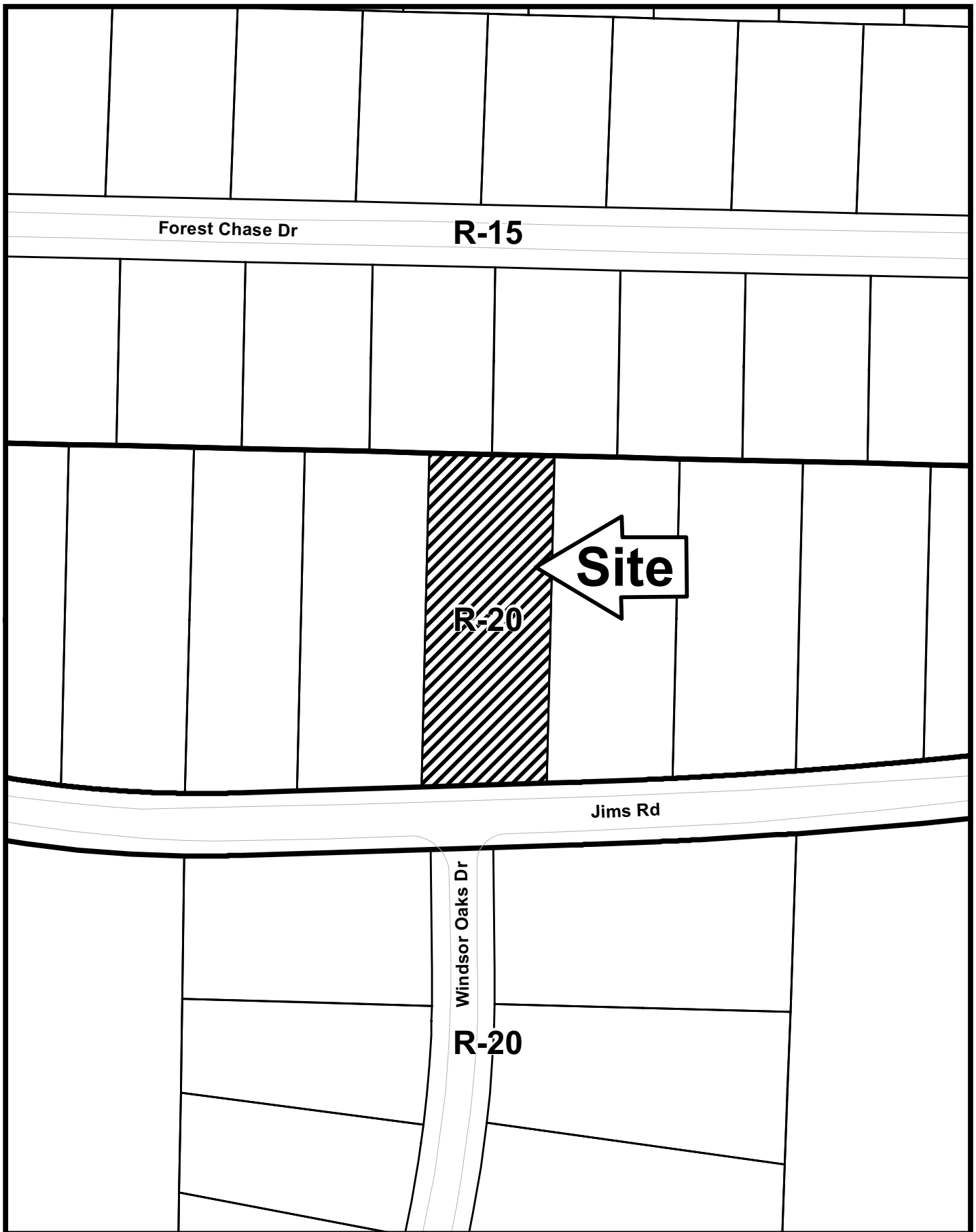
Applicant Name: **Linda Ostrowski**

Petition Number: V-46

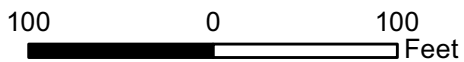
Date: 5/24/2011



**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-46



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-46  
Hearing Date: 6-8-11

Applicant Linda Ostrowski Phone # 6785200252 E-mail linda\_ostrowski@yahoo.com

(representative's name, printed)

(street, city, state and zip code)

Linda Ostrowski  
(representative's signature)

Phone #

E-mail

signed, sealed and delivered in presence of:

My commission expires:

3/21/15

Shana Beugh  
Notary Public

Titleholder

Phone #

E-mail

Signature

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires:

3/21/15

Shana Beugh  
Notary Public

Present Zoning of Property

R-15

TZ-20

Location

2731 Jims Road Marietta GA 30066

(street address, if applicable; nearest intersection, etc.)

Land Lot(s)

120

District

16th

Size of Tract

.61

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.

Building a mother in law suite

List type of variance requested:

side setback reduction

WAIVE THE SIDE SETBACK ON LOT 9 FROM  
REQUIRED 10FT TO 7FT ADJACENT TO THE  
WESTERN PROP. LINE