

APPLICANT: Scott Abernathy **PETITION NO.:** V-49
PHONE: 404-538-9307 **DATE OF HEARING:** 07-13-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 574
PROPERTY LOCATION: On the south side of **DISTRICT:** 19
Reece Road, west of Hopkins Road **SIZE OF TRACT:** 0.9 acre
(3721 Reece Road). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 31 feet adjacent to the south property line; 2) allow an accessory structure to the front of the primary structure; and 3) waive the setback for an accessory structure over 650 square feet (proposed 840 square-foot detached garage) from the required 100 feet adjacent to any property line to 75 feet adjacent to the north property line, 2 feet adjacent to the east property line, and 80 feet adjacent to the south property line.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: If variance is approved, any new construction will need to meet the following criteria: Exterior walls located less than 5 feet from the property line must be one hour rated, projections such as soffits less than 4 feet from the property line must be one hour rated, openings are not allowed in walls less than 3 feet from the property line. Reference Table R302.1 in the 2006 International Residential Code. If this variance request is approved, a lot plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot, new setbacks and reference to the variance case. 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: No adverse stormwater management impact anticipated. The net impervious coverage will be reduced.
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

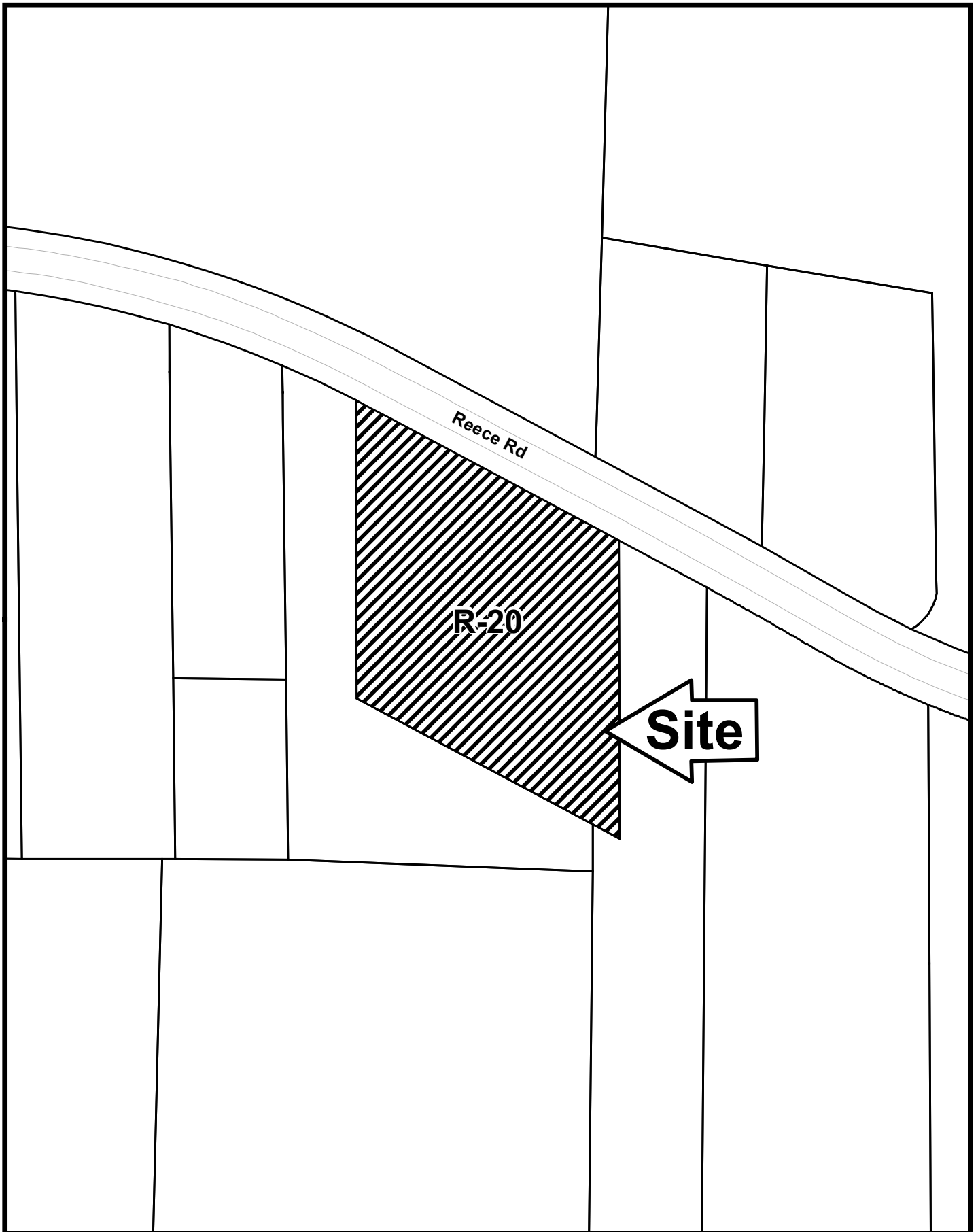
Applicant Name: **Scott Abernathy**

Petition Number: V-49

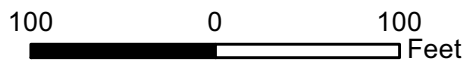
Date: 7/5/2011



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-49

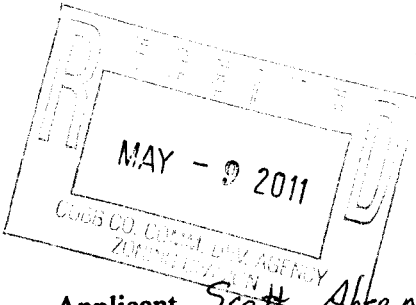


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-49

Hearing Date: 7-13-11

Applicant Scott Abrenathy Phone # 404-538-9307 E-mail MrLite 913@Comcast.net

Scott Abrenathy Address 3721 Reese Road Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

Scott Abrenathy Phone # 404-538-9307 E-mail MrLite 913@Comcast.net
(representative's signature)

My commission expires: 09-27-2013

Signed, sealed and delivered in presence of:
Judy K Beck
Notary Public

Titleholder Scott Abrenathy Phone # (404)538-9307 E-mail MrLite 913@Comcast.net

Signature Scott Abrenathy Address: 3721 Reese Rd. Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 09-27-2013

Signed, sealed and delivered in presence of:
Judy K Beck
Notary Public

Present Zoning of Property R-20

Location 3721 Reese Road Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 574 (P) 3 District 19 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

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.

The Reason to locate the garage in this Area is that's Where the existing Shab and awning are now, to use Existing driveway to Enter the garage, and the land layout here is level to utilize the lot to maximum use without tree Removal and excavation.

List type of variance requested: WAIVE THE SIDE SETBACK FROM REQUIRED 10 FT TO TWO FEET