



**APPLICANT:** Gary Young **PETITION NO.:** V-56  
**PHONE:** 770-365-8400 **DATE OF HEARING:** 08-10-11  
**REPRESENTATIVE:** Parks F. Huff **PRESENT ZONING:** R-30  
**PHONE:** 770-422-7016 **LAND LOT(S):** 1090  
**PROPERTY LOCATION:** On the east side of **DISTRICT:** 17  
Cherry Hill Drive, east of Pine Valley Drive **SIZE OF TRACT:** 0.756 acre  
(150 Cherry Hill Drive). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the impervious coverage from a maximum of 27% (per previous variance) to 43.23%; and 2) reduce the rear building setback from 40 feet to 12 feet (existing).

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** The building department has not issued a Certificate of Occupancy on the property. If the variance is approved a final inspection will be required to issue a Certificate of Occupancy. In addition, the permit will need to be renewed prior to requesting the final inspection. Also the plat will need to be recorded if the rear setback is amended per the variance request.

**STORMWATER MANAGEMENT:** Per Rob Hosack, the applicant has agreed to remove or replace impervious coverage with permeable pavement sufficient to meet the 35% maximum limit.

**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

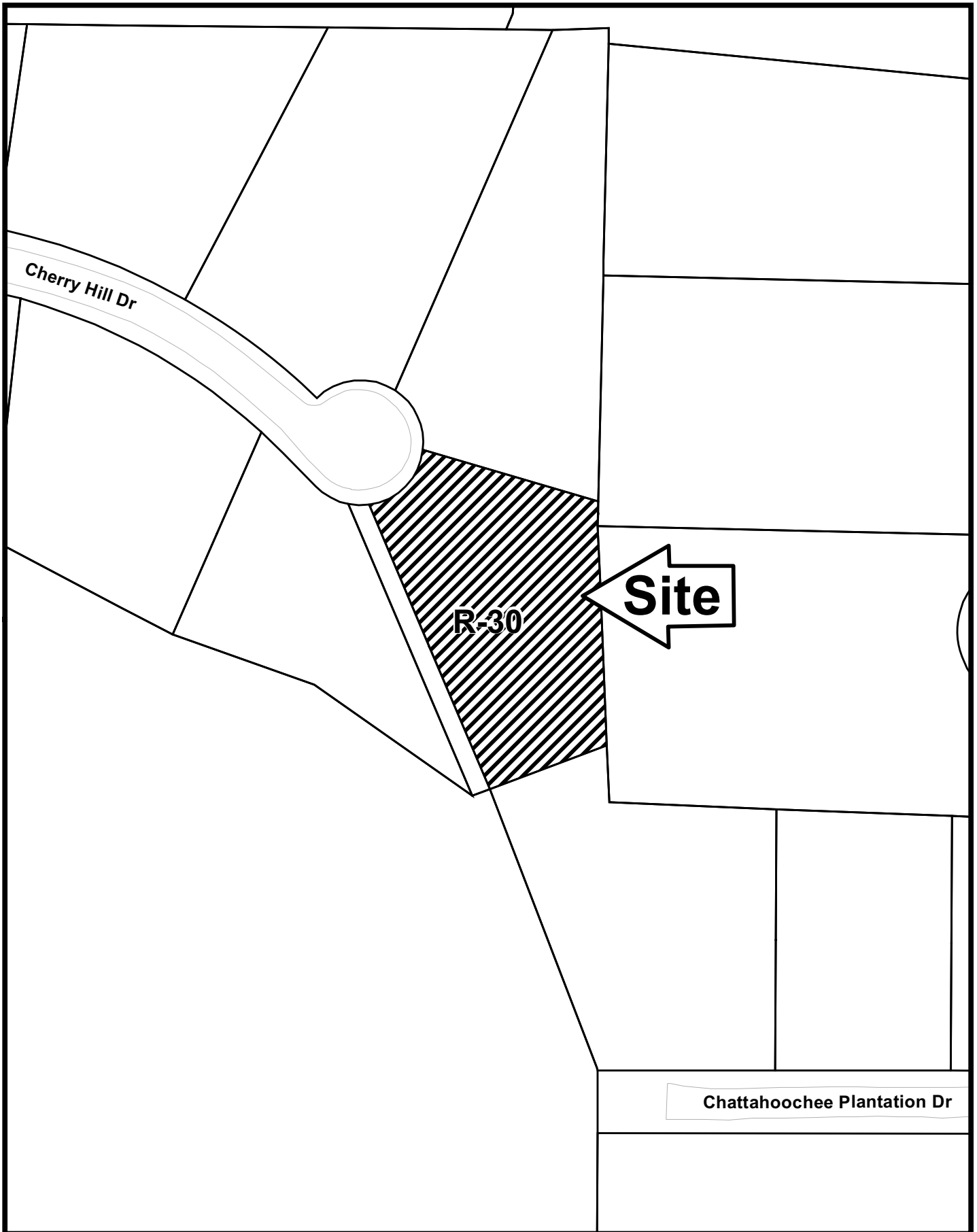
Applicant Name: **Gary Young**

Petition Number: V-56

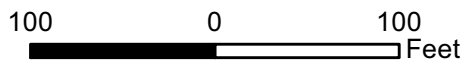
Date: 8/1/2011



**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-56



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



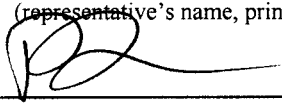
-  City Boundary
-  Zoning Boundary

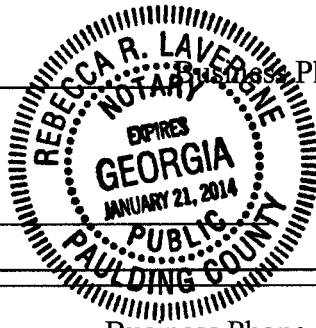
# Application for Variance Cobb County

(type or print clearly)

Application No. V- 56  
Hearing Date: 8/10/11

Applicant Gary Young Business Phone (770) 365-8400 E-mail: n/a  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)



Phone (770) 422-7016 E-mail: phuff@samslarkinbuff.com

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: \_\_\_\_\_

Titleholder SEE ATTACHED Business Phone \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property R-30

Location 150 Cherry Hill Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1090 District 17 Size of Tract .756 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.

Because of the size, shape and topography of the lot and the grading elevations necessary to accommodate the proper conveyance of existing stormwater, positive drainage away from the house requires impervious ground cover. To make up for this extra impervious coverage, the Applicant has created on-site detention.

List type of variance requested: Section 134-196 (11) increase impervious from 35% to 43.23%.