

PARTS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER FEMA FIRM MAP 13067C0118G PANEL 118 OF 252, EFFECTIVE DECEMBER 16, 2008.

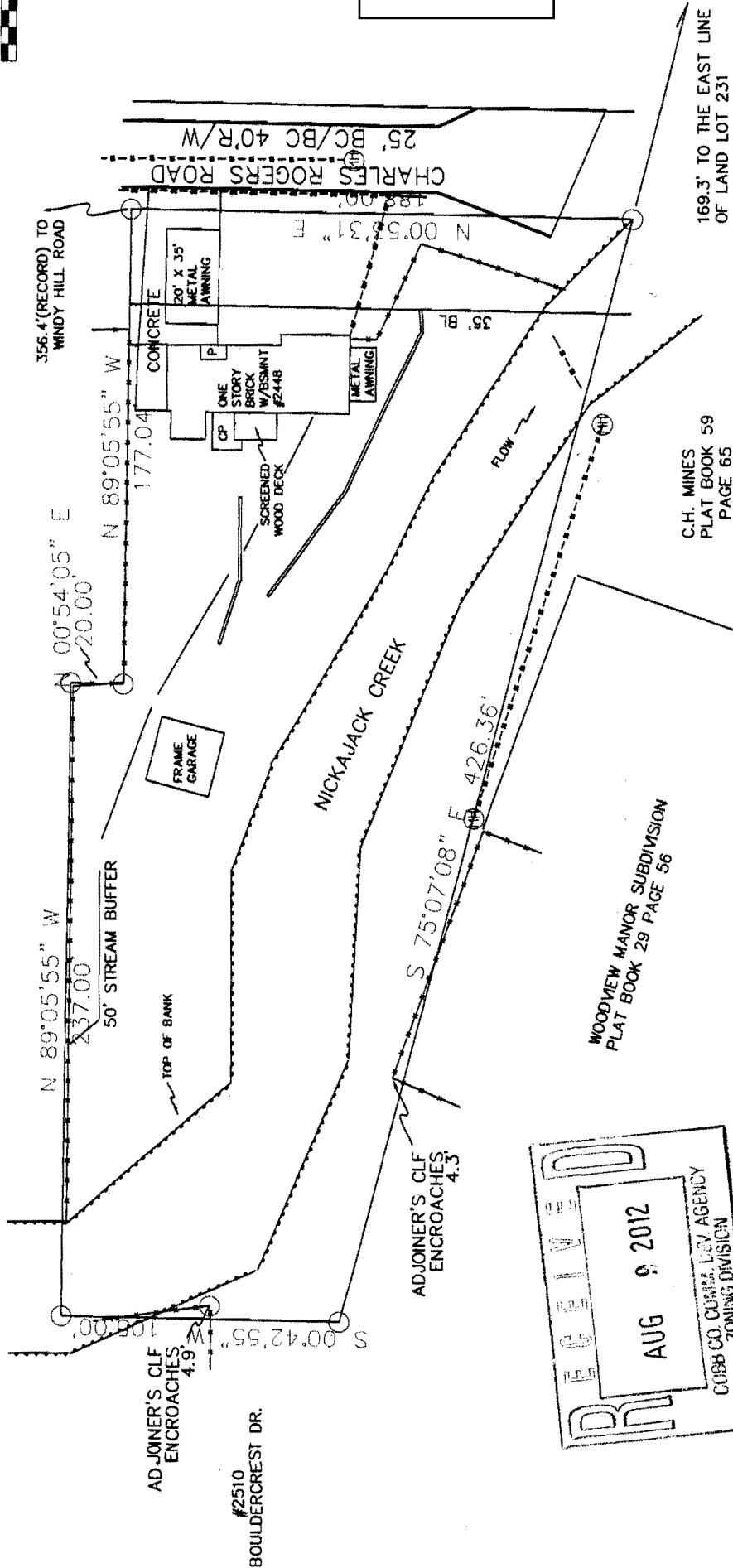


magnetic



V-82 (2012)

LOT 7



WARREN S. GRIFFIN, L.S.  
 66 WILSHIRE WALK  
 DOUGLASVILLE, GA 30134  
 PHONE (770) 378-2979  
 FAX (770) 947-2714  
 THEODALOT@AOL.COM

|            |          |          |         |
|------------|----------|----------|---------|
| Steve Ves: |          | 2448 CR  | PROJ/RC |
| DATE       | 08/03/12 | Marletta |         |
| APPROVED   |          | 17th D4  |         |
| SCALE      | 1" = 30' | Cobb Co  |         |
| SHEET      |          |          |         |

RECEIVED  
 AUG 9 2012  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

THIS PARCEL IS LOTS 5 AND 6 OF THE PROPERTY OF C.L. PURYEAR SUBDIVISION AT PLAT BOOK 18 PAGE 113 PLUS A TRACT TO THE WEST.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PLAT:  
 1.405 ACRES  
 61,221 SQ. FT.  
 531,184 PRECISION

**APPLICANT:** Steven M. Vess, Sr. **PETITION No.:** V-82  
**PHONE:** 770-656-8785 **DATE OF HEARING:** 10-10-2012  
**REPRESENTATIVE:** Steven M. Vess, Sr. **PRESENT ZONING:** R-15, R-20  
**PHONE:** 770-658-8785 **LAND LOT(S):** 231  
**TITLEHOLDER:** Steven M. Vess, Sr. **DISTRICT:** 17  
**PROPERTY LOCATION:** On the west side of **SIZE OF TRACT:** 1.41 acres  
Charles Rogers Road, south of Windy Hill Road **COMMISSION DISTRICT:** 4  
(2448 Charles Rogers Road).

**TYPE OF VARIANCE:** 1) Allow an accessory structure (700 square foot metal awning) to be located in front of the principal building; and 2) waive the required setback for an accessory structure over 650 square feet (metal awning) from the required 100 feet to 7 feet.

**OPPOSITION:** No. **OPPOSED** \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Steven M. Vess, Sr.

**PETITION No.:** V-82

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** Violation notice was issued on 7-25-12 for building without a permit.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** The metal awning is located over the existing driveway. No adverse stormwater management impacts are anticipated.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

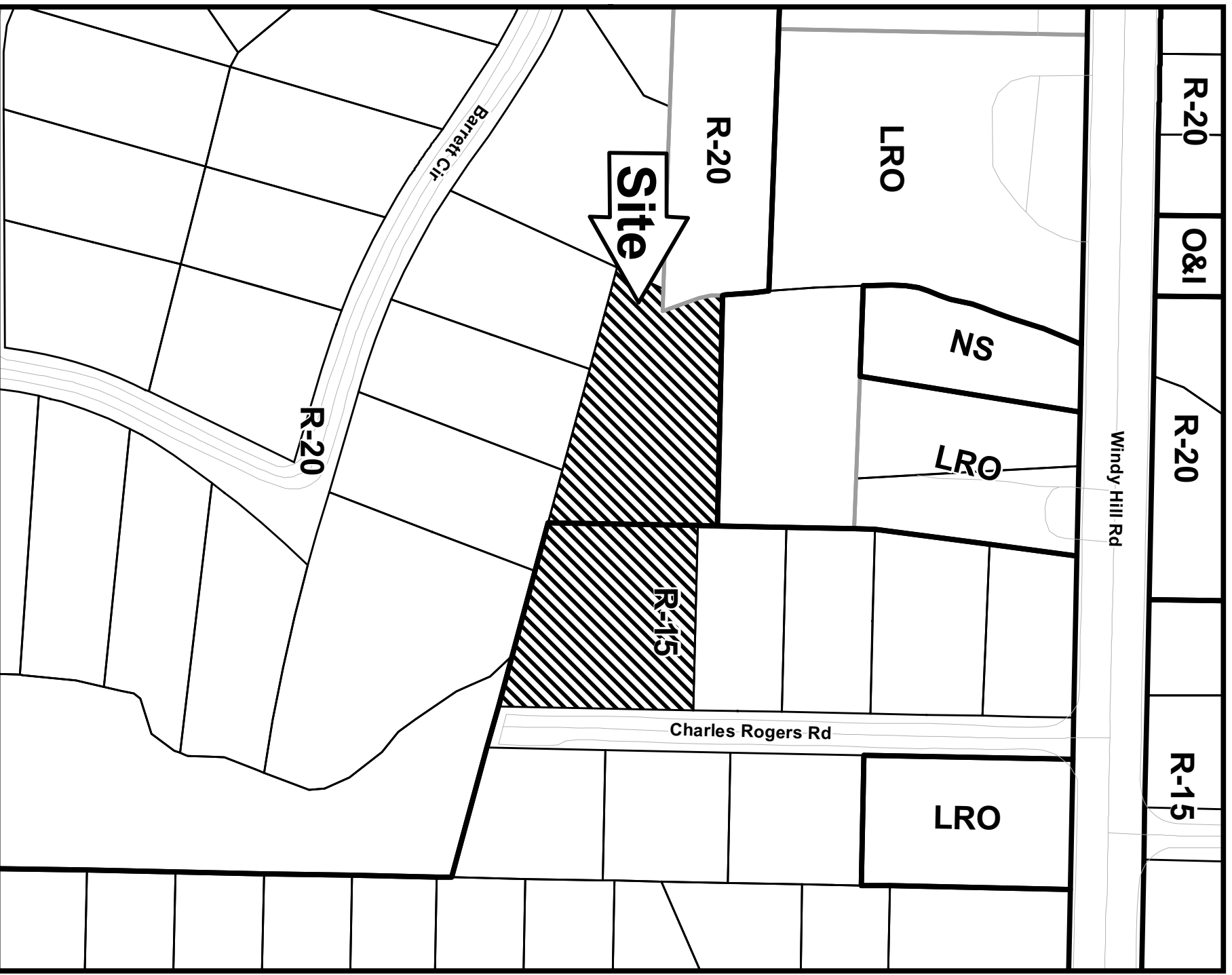
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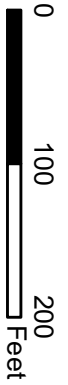
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-82



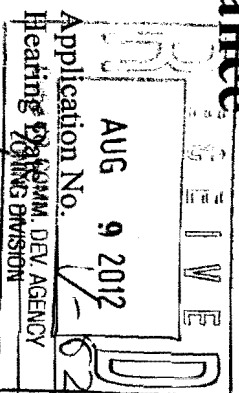
This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Applicant Steven M. Less SR Phone # 770 658 8785 E-mail stevenless2005@yahoo.com

Steven M Less SR Address 2448 Charles Rogers Rd Marietta Ga 30060  
(representative's name, printed) (street, city, state and zip code)

Steven M Less SR Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires Sept. 21, 2014

Signed, sealed and delivered in presence of:  
Greg Van Dine  
Notary Public

Titleholder Steven M. Less SR Phone # 770 658 8785 E-mail Stevenless2005@yahoo.com  
Signature Steven M Less SR Address: 2448 Charles Rogers Rd Marietta GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires Sept. 21, 2014  
Signed, sealed and delivered in presence of:  
Greg Van Dine  
Notary Public

Present Zoning of Property R-15

Location 2448 Charles Rogers Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) # 231 District 17 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 1.4 acres Shape of Property Rectangular 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.

My home has no carport, i had a freestanding metal carport put on my existing driveway  
There is no other place on the property to put the carport  
I have the only home on my dead end street that has no carport

List type of variance requested: Allow Accessory Structure for front of house