

APPLICANT: Little Learners Academy of Marietta, LLC

PETITION No.: V-31

PHONE: 404-993-0628

DATE OF HEARING: 03-13-13

REPRESENTATIVE: Steven Koepsell

PRESENT ZONING: R-20

PHONE: 404-993-0628

LAND LOT(S): 780, 781

TITLEHOLDER: Little Learners Academy of Marietta, LLC

DISTRICT: 19

PROPERTY LOCATION: On the south side of Amy Lane, west of Austell Road

SIZE OF TRACT: 0.6 acre
COMMISSION DISTRICT: 4

(1369 Amy Lane).

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 29.9 feet from the southern property line for tract 3.

OPPOSITION: No. **OPPOSED** _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: It appears that this tract has not been legally subdivided, which would make this variance request moot since no property line apparently exists as shown on the plan submitted for this review. Please contact Les Brewer, Site Plan Review Manager (770-528-2130) prior to the hearing to provide documentation regarding the subdivision of this property.

STORMWATER MANAGEMENT: No comments.

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.

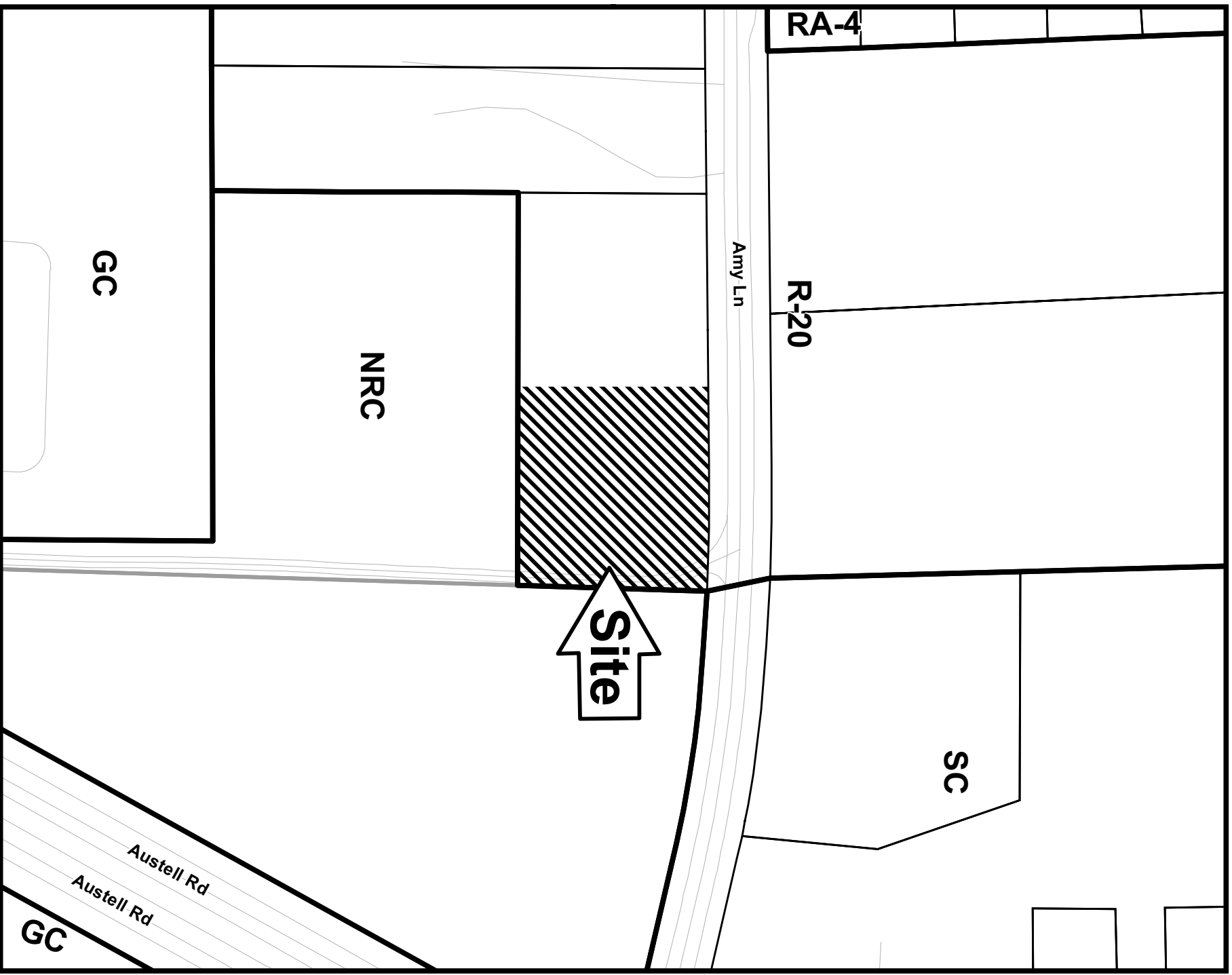
SEWER: No conflict.

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FIRE DEPARTMENT: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

V-31



RA-4

R-20

SC

Amy Ln

Site

NRC

GC

Austell Rd

Austell Rd

GC

100

0

100

Feet



City Boundary

Zoning Boundary

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

Application for Variance Cobb County

2013 JAN -9 PM 4:25
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-31
Hearing Date: 3/13/13

Applicant Little Learners Academy Phone # 404 9930628 E-mail Zipusa@comcast.net
of Marietta, LLC
Steve Kessel Address 3510 Austell Rd Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)

Steve Phone # 404 9930628 E-mail Zipusa@comcast.net
(representative's signature) (street, city, state and zip code)

My commission expires: 11-5-13 Signed, sealed and delivered in presence of:
Notary Public

Titleholder Little Learners Academy of Marietta Phone # _____ E-mail Zipusa@comcast.net

Signature Steve (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-5-2013 Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property Residential

Location 1369 Amy Lane Marietta GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781 District 19th Size of Tract 20,108 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 1.04 Shape of Property Strip Topography of Property gentle 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.

lot was rezoned in 2011 by Board of Commissioners but back compact slightly
protruded into back setback.

List type of variance requested: Back open setback is 5' into 35' setback