



**APPLICANT:** Ryan Sbaratta

**PETITION No.:**

V-36

**PHONE:** 404-668-5326

**DATE OF HEARING:**

04-10-13

**REPRESENTATIVE:** Ryan Sbaratta

**PRESENT ZONING:**

R-20

**PHONE:** 404-668-5326

**LAND LOT(S):**

372

**TITLEHOLDER:** Ryan K. Sbaratta

**DISTRICT:**

17

**PROPERTY LOCATION:** On the east side of Gober

**SIZE OF TRACT:**

0.33 acre

Avenue, north of Pat Mell Road

**COMMISSION DISTRICT:** 4

(1981 Gober Avenue).

**TYPE OF VARIANCE:** Waive the side and rear setbacks for an accessory structure over 650 square feet

(proposed 720 square foot garage) from the required 100 feet to 35 feet on the northern side and 10 feet on the southern and eastern sides.

**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:** If this variance request is approved, a subdivision plat revision must be recorded 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:** 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.

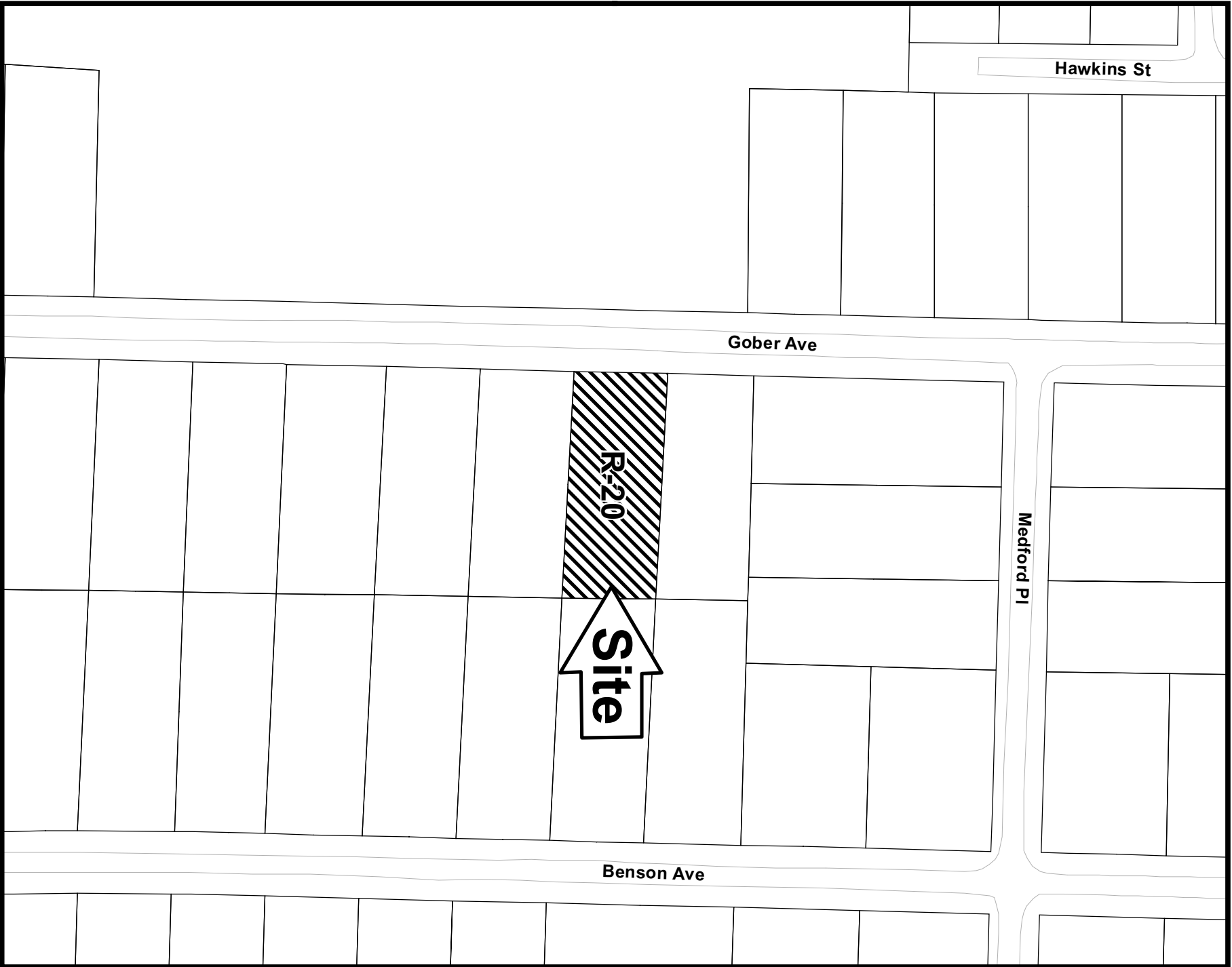
**SEWER:** No conflict.

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**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.



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



City Boundary  
Zoning Boundary

COBB COUNTY GEORGIA  
FILED IN OFFICE  
**Application for Variance**  
Cobb County

2013 FEB 11 PM 1:13

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-34

Hearing Date: 4-10-13

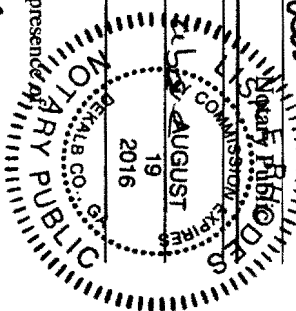
Applicant Ryan Sharratta Phone # 404 668 5326 E-mail lostdogcustoms@gmail.com

Ryan Sharratta Address 1981 Gohar Ave Smyrna GA 30080  
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 404 668 5326 E-mail lostdogcustoms@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Aug. 19, 2016 Dina R. Nelder



Titleholder Ryan Sharratta Phone # As Above E-mail As Above  
Signature [Signature] Address: As Above  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug. 19, 2016 Dina R. Nelder  
Notary Public

Present Zoning of Property R-20

Location 1981 Gohar Ave Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 E District 9 Size of Tract .325 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.

As my property is only 75' wide, there is no location to build an accessory structure other 650 sq ft (proposed 720 sqft garage) that meets the 100' setback from any property line. Also there is a 50" Oak tree with a root impact zone that must be avoided. Furthermore, this would place my proposed garage in line with my next door neighbor's detached garage. List type of variance requested: Waive 100ft Side and rear setbacks for an accessory structure over 650 sqft (proposed 720 sqft garage) to 10' side setback, 10' rear setback, 35' side setback.