



**APPLICANT:** James B. Sutfin, II  
**PHONE:** 404-861-6306  
**REPRESENTATIVE:** Parks F. Huff, Esq.  
**PHONE:** 770-422-7016  
**TITLEHOLDER:** James B. Sutfin II  
**PROPERTY LOCATION:** At the northwest corner of  
Paris Lane and Helena Drive  
(51 Paris Lane).

**PETITION No.:** V-46  
**DATE OF HEARING:** 04-10-13  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 871  
**DISTRICT:** 16  
**SIZE OF TRACT:** 0.85 acre  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from 35% to 36.4%; 2) allow an accessory structure (proposed 4,000 square foot metal building) to the side of the principal building; 3) waive the required rear and side setbacks for an accessory structure over 650 square feet (proposed 4,000 square foot metal building) from the required 100 feet to 13 feet on the western side, 60 feet on the northern side, and 36 feet on the southern side; 4) waive the required side setback for an accessory structure over 144 square feet (existing approximately 570 square foot "garage") from the required 10 feet to 2 feet; 5) waive the required rear and side setbacks for an accessory structure over 650 square feet (existing approximately 824 square foot "wood barn") from the required 100 feet to zero feet on the western and northern sides; and 6) waive the front setback for the house from the required 35 feet to 33 feet (existing).

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

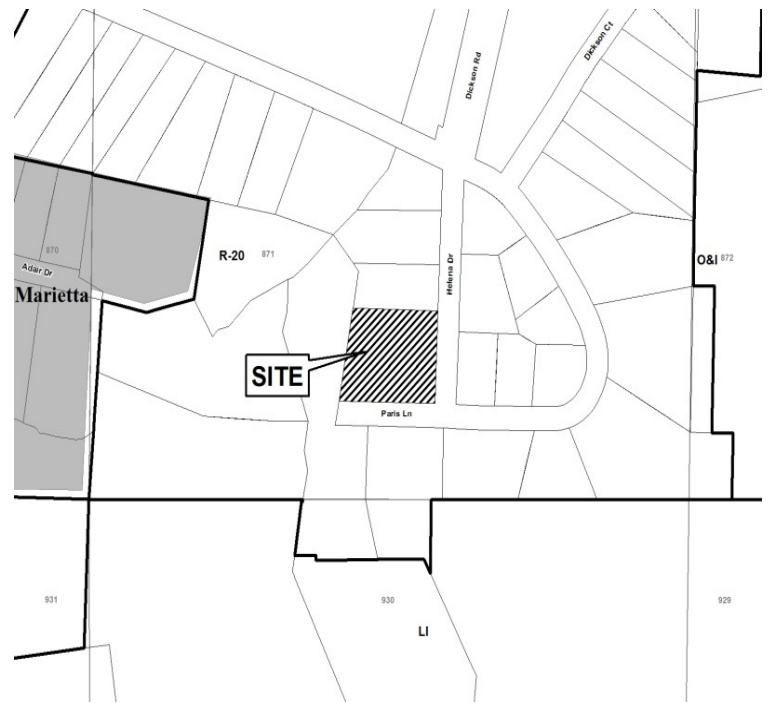
**BOARD OF APPEALS DECISION**

**APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_**

**REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_**

**HELD \_\_\_\_\_ CARRIED \_\_\_\_\_**

**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend driveway width not exceed 24 feet maximum in the Right of Way.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing 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:** The proposed building and associated pavement will exceed the impervious coverage limit by 518 square feet at 36.4%. If a variance is not approved, approximately 1,295 square feet of impervious area would need to be converted to pervious pavers to reduce the coverage to 35%.

**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.

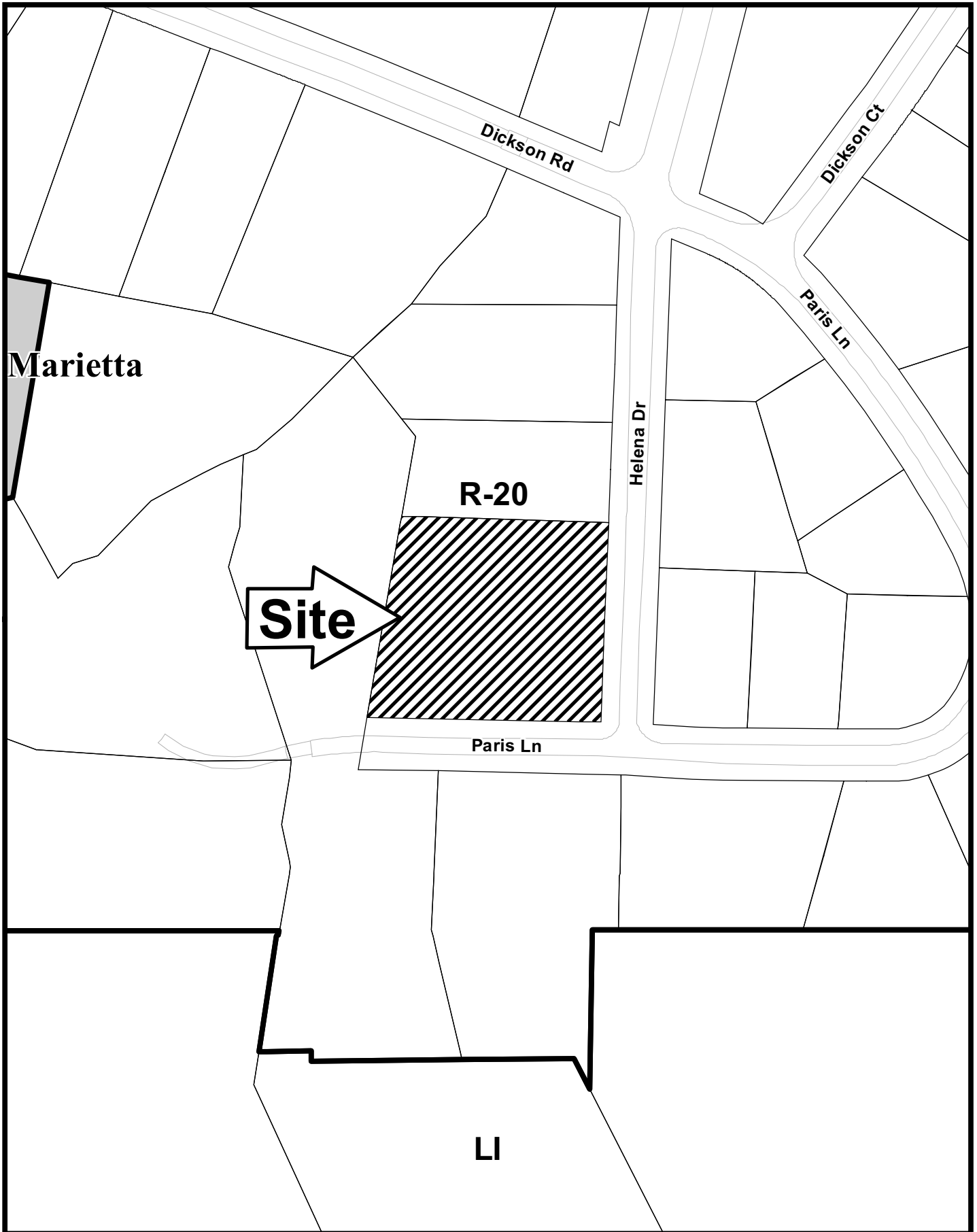
**SEWER:** No conflict. Applicant should be aware that their private sewer lateral may be impacted by the existing or proposed buildings.

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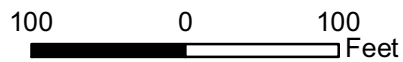
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-46



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



-  City Boundary
-  Zoning Boundary

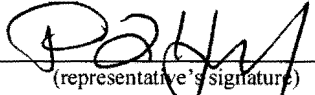
# Application for Variance Cobb County

(type or print clearly)

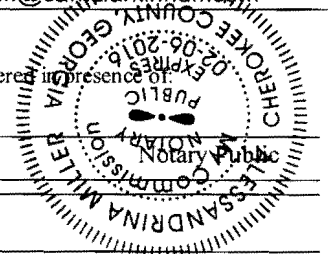
Application No. V-46  
Hearing Date: 4/16/13

Applicant James B. Sutfin, II Phone # (404) 861-6306 E-mail sutfinj@att.net

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

 Phone # (770) 422-7016 E-mail phuff@samsstarkinhuff.com  
(representative's signature)

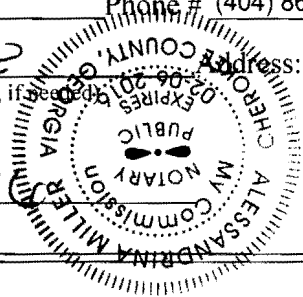
My commission expires:  2-6-16 Signed, sealed and delivered in presence of:



Titleholder James B. Sutfin, II Phone # (404) 861-6306 E-mail \_\_\_\_\_

Signature  Address: 51 Paris Lane, Marietta, GA 30066  
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: 2-6-16 Signed, sealed and delivered in presence of:  Notary Public



Present Zoning of Property R-20

Location 51 Paris Lane, Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 871 District 16 Size of Tract .85 Acres

Please select the extraordinary and exceptional condition(s) to the piece of property in which the condition(s) must be peculiar to the piece of property involved.

Size of Property X Shape of Property X Topography of Property X Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals shall 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 property owner has hobbies related to cars and antiques and needs an accessory structure for his hobbies. The size, shape and topography limit the location of the proposed structure.

- List type of variance requested:
- 1) Reduce the setback for a 4000 sq. ft. accessory structure from 100' to 13' rear setback, 50' side setback and 36' major side setback. Sec. 134-197 (12).
  - 2) Waive side setback for the existing outbuildings from 10' to 0'. Sec. 134-197 (12).
  - 3) Increase allowed impervious from 35% to 36.4% Sec. 134-197 (11)(f).

COBB COUNTY ZONING DIVISION  
 2013 FEB 14 PM 4:08  
 FILED IN OFFICE  
 COBB COUNTY GEORGIA