

APPLICANT: Eugene and Martha Williams

PETITION No.:

V-68

PHONE: 404-863-0121

DATE OF HEARING: 06-12-13

REPRESENTATIVE: Eugene J. Williams

PRESENT ZONING: R-20

PHONE: 404-863-0121

LAND LOT(S): 810

TITLEHOLDER: Eugene J. Williams and Martha D. Williams

DISTRICT: 16

PROPERTY LOCATION: On the south side of a private access easement, west of the dead end of Donald Drive (1750 Donald Drive).

SIZE OF TRACT: 0.51 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow an accessory structure (existing "canvas roof carport") to be located to the side of the principal building.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Eugene and Martha Williams

PETITION No.: V-68

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: This canvas carport is located over an existing concrete 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: County Code requires permanent structures to be 2 feet from the edge of a sanitary sewer easement at the side of a property.

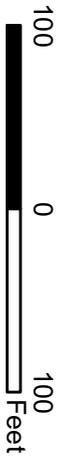
APPLICANT: Eugene and Martha
Williams

PETITION No.: V-68

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

Application for Variance Cobb County

2013 APR 10 AM 11:05
COBB COUNTY ZONING DIVISION

(type or print clearly) Application No. V-68
Hearing Date: 4/12/13

Applicant Eugene and Martha Williams Phone # 404-863-0121 E-mail eugene@eugene-realtor.com

Eugene J. Williams Address 3991 Bramblebush Trail, Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-863-0121 E-mail eugene@eugene-realtor.com
(representative's signature)

My commission expires: June 26, 2015
[Notary Seal: GIGI AREVALO, Notary Public, State of Georgia, My Commission Expires Jun 26, 2015]
in presence of: [Signature]
Notary Public

Titleholder Martha D. Williams Phone # 770-509-1268 E-mail eugene@eugene-realtor.com

Signature [Signature] Address: 3991 Bramblebush Trail, Marietta GA 30066
(attach additional signatures, if needed)

My commission expires: June 26, 2015
[Notary Seal: GIGI AREVALO, Notary Public, State of Georgia, My Commission Expires Jun 26, 2015]
Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2013
[Signature]
Notary Public

Present Zoning of Property Residential

Location 1750 Donald Drive, Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 810 District 16th Size of Tract 0.505 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 half acre Shape of Property rectangular Topography of Property Level Other N/A

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. First we would like to apologize for not first getting a permit to erect the carport / sunshield at our home. We installed this in 2007 and were not aware that this structure was not to code. We originally were planning on building an attached garage at our home but after having the plans drawn up we were told that we could not build the attached garage at our property as there is a Cobb County Sewer Line that runs below our driveway and permanent structures are not allowed to be built over the sewer line. The current zoning ordinance does create a hardship for us by not allowing us to enjoy the benefits of having some type of covered parking for our vehicles. The carport we installed is attractive and enhances the value and appeal of our home and property.

List type of variance requested: Permission for existing Accessory Structure to remain in place.