

APPLICANT: William Cleary
PHONE: 570-574-9303
REPRESENTATIVE: Ryan J. Cleary
PHONE: 570-574-9303
TITLEHOLDER: Ryan J. Cleary
PROPERTY LOCATION: On the northwest corner of
Kemp Road and Breakwater Way
(1920 Kemp Road).

PETITION No.: V-70
DATE OF HEARING: 06-12-13
PRESENT ZONING: R-15
LAND LOT(S): 90, 126, 127
DISTRICT: 16
SIZE OF TRACT: 0.38 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 800 square feet (proposed 1,728 square foot garage) from the required 100 feet to 46 feet on the eastern side, 20 feet on the southern side, and 26 feet on the western side; 2) allow an accessory building (proposed 1,728 square foot garage) to be located closer to the side street right-of-way line than the principal building; and 3) allow an accessory building (proposed 1,728 square foot garage) 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: William Cleary **PETITION No.:** V-70

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 prior to the issuance of the certificate of occupancy 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: The proposed garage and driveway will drain naturally to the Breakwater Way right-of-way. No adverse stormwater management impacts are anticipated. The maximum impervious coverage must not exceed 35% (5,825 square feet).

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.

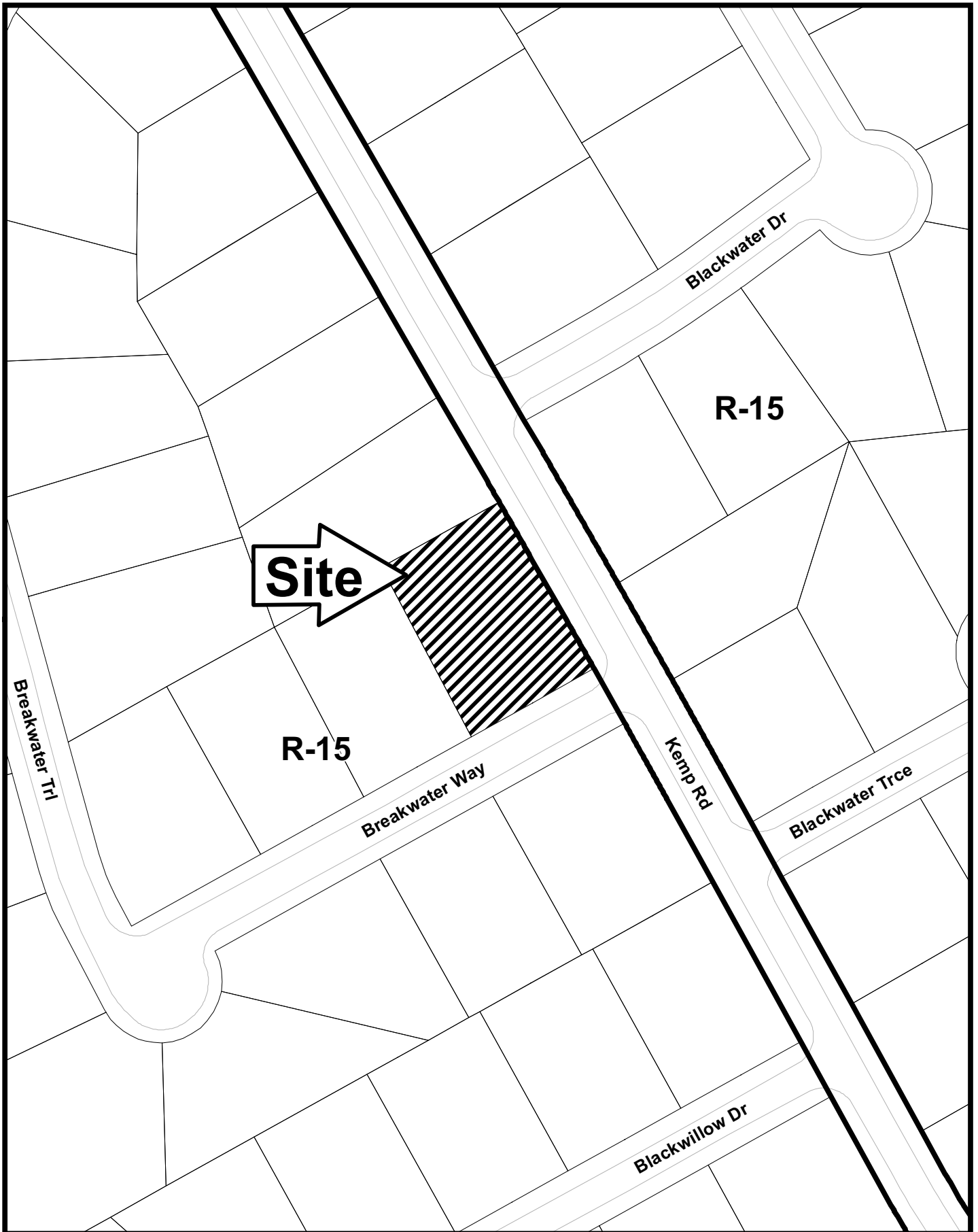
WATER: No conflict.

SEWER: No conflict.

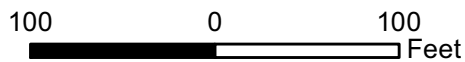
APPLICANT: William Cleary **PETITION No.:** V-70



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-70



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)

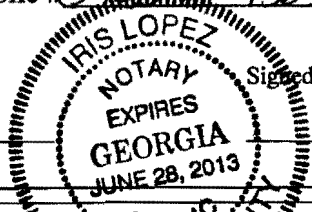
Application No. V-70
Hearing Date: 6/12/13

Applicant WILLIAM CLEARY Phone # (570) 574-9303 E-mail Cleary2002@GMail.com

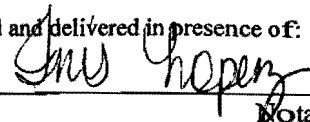
Ryan J. Cleary Address 1920 Kemp Rd., Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

 Phone # (570) 574-9303 E-mail Cleary2002@GMail.com
(representative's signature)

My commission expires: June 28, 2013

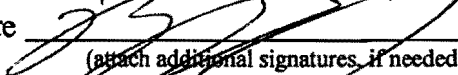


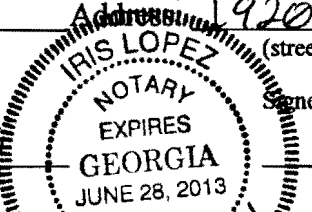
Signed, sealed and delivered in presence of:



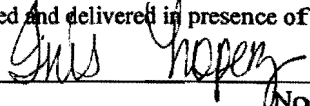
Notary Public

Titleholder Ryan J. Cleary Phone # (570) 574-9303 E-mail Cleary2002@GMail.com

Signature  Address 1920 Kemp Rd., Marietta, GA, 30066
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-15

Location 1920 Kemp Rd., Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 90 & 127 District 16th Size of Tract 16,645 S.F. Area(s)
0.38 Acres

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 16,645 SF. Shape of Property Rectangle Topography of Property Flat Other _____
0.38 Acres

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.

There is insufficient area within property set-backs to build a detached garage.

List type of variance requested: Decrease set-backs for purpose of building detached garage. (24' x 36') 864 S.F.

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**EXHIBIT
V-70 (2013)**



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EXHIBIT

V-70 (2013)

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**EXHIBIT
V-70 (2013)**

