

APPLICANT: Robert R. Elliott, Jr.

PETITION No.: V-113

PHONE: 404-932-8294

DATE OF HEARING: 10-09-13

REPRESENTATIVE: Robert R. Elliot, Jr.

PRESENT ZONING: R-40

PHONE: 404-932-8294

LAND LOT(S): 989

TITLEHOLDER: Robert R. Elliott, Jr. and Glenda L. Elliott

DISTRICT: 17

PROPERTY LOCATION: On the north side of Beechwood Drive, west of Peeble Creek Road (3080 Beechwood Drive).

SIZE OF TRACT: 1.01 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear and side setbacks for an accessory structure over 650 square feet (proposed 1,024 square foot garage) from the required 100 feet to 45.5 feet from the northern property line, 92 feet from the eastern property line, and 20.5 feet from the western property line.

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

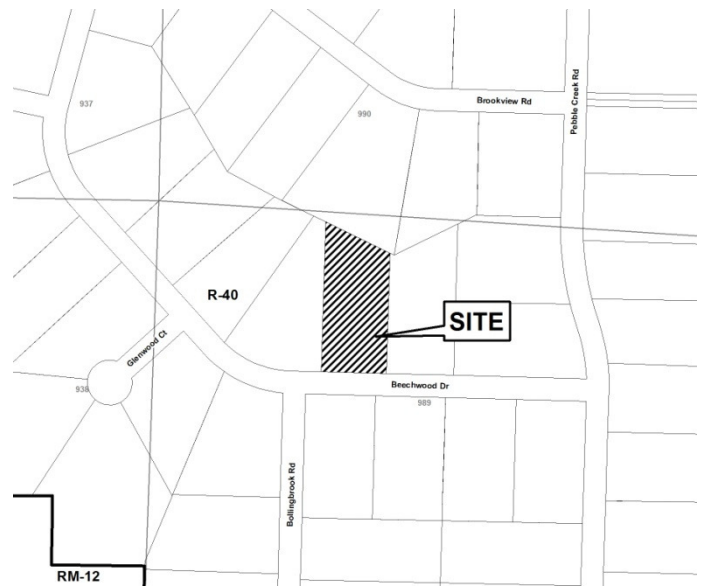
BOARD OF APPEALS DECISION

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 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: 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.

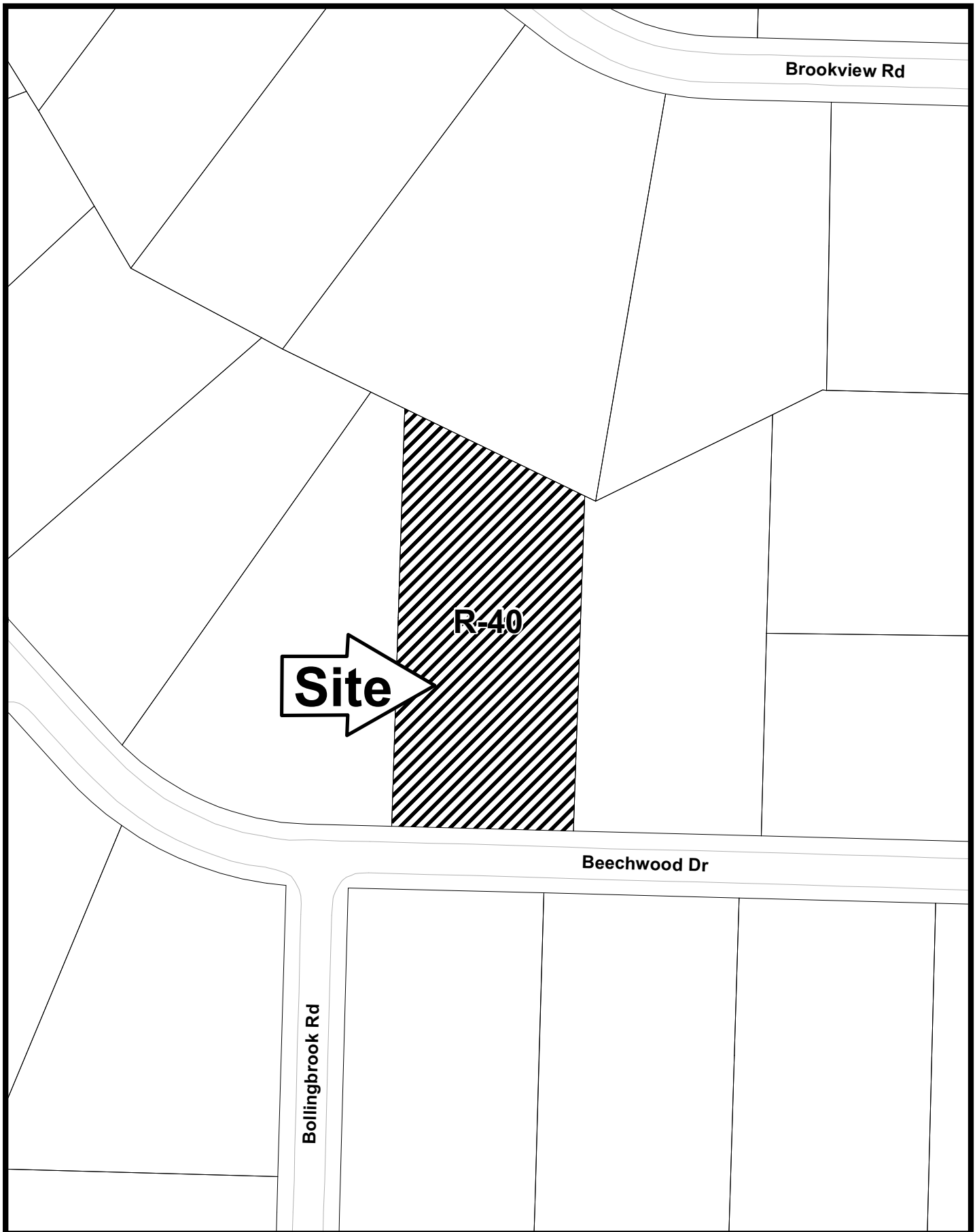
WATER: No conflict.

SEWER: No conflict.

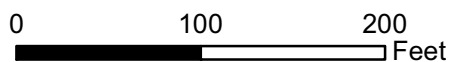
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-113



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)

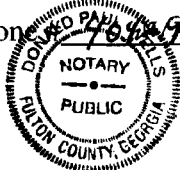
Application No. V-113
Hearing Date: 10/9/13

Applicant Robert R. Elliott, Jr. Phone # 404-932-8294 E-mail fptrob@gmail.com

ROBERT R. ELLIOTT, JR. Address 3080 BEECHWOOD DR. SE MARIETTA, GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-932-8294 E-mail FPTROB@GMAIL.COM
(representative's signature) (street, city, state and zip code)

My commission expires: 3/24/17 My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of: [Signature] Notary Public



Titleholder Robert R. Elliott, Jr. Phone # 404-932-8294 E-mail fptrob@gmail.com

Signature [Signature] Address: 3080 Beechwood Dr. SE, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/12/2016 Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R-40

Location 3080 Beechwood Dr. SE, Marietta, GA 30067; Beechwood Dr. SE & Bollingbrook Rd., SE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 989 District 17th Size of Tract 1.008 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 x Topography of Property x 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.

Due to the proximity of the house to the West lot line and a fairly substantial elevation change up to the neighbor's driveway, an attached garage (which would not require a variance) would be built partially into the hill and would both block sight lines and likely have water problems. The transition at the location shown is much flatter and also enables the garage to be shielded by mature oaks and other foliage minimizing visual impact.

List type of variance requested: Sec. 134-195(12)(a) - Accessory building larger than 650 s.f. (not) 100 feet from all property lines.