



**APPLICANT:** Robert Ramaley **PETITION No.:** V-130  
**PHONE:** 770-841-0169 **DATE OF HEARING:** 11-13-2013  
**REPRESENTATIVE:** Robert Ramaley **PRESENT ZONING:** R-20  
**PHONE:** 770-841-0169 **LAND LOT(S):** 911, 962  
**TITLEHOLDER:** Robert E. Ramaley **DISTRICT:** 16  
**PROPERTY LOCATION:** On the south side of **SIZE OF TRACT:** 1.08 acres  
Octavia Circle, west of Vester Drive **COMMISSION DISTRICT:** 3  
(2930 Octavia Circle).

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (864 square foot "carport") from the required 100 feet to 7 feet adjacent to the side property line to the north and to 25 feet adjacent to the rear property line to the west; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot "2 story brick and frame with basement") from the required 100 feet to 38 feet adjacent to the side property line to the south, to 90 feet adjacent to the rear property line to the west, and to 51 feet adjacent to the front property line to the east; and 3) allow an accessory structure (approximately 1,000 square foot "2 story brick and frame with basement") to the front and side of the principal building.

**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:** Carport was constructed between 2006 and 2009 per ortho maps. No record of permit on file. Permit is required if variance for location is approved.

**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:** There does not appear to be any adverse stormwater management impacts from the existing site conditions. However, there is a sizable metal shed located to the east of the 2-story brick and frame structure that is not included on the survey provided. It's size and location will impact the south and east property line setbacks as well.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

**SEWER:** No conflict. Existing "Brick and frame with basement" and crossite wall appear to be outside the required sanitary sewer easement setback.

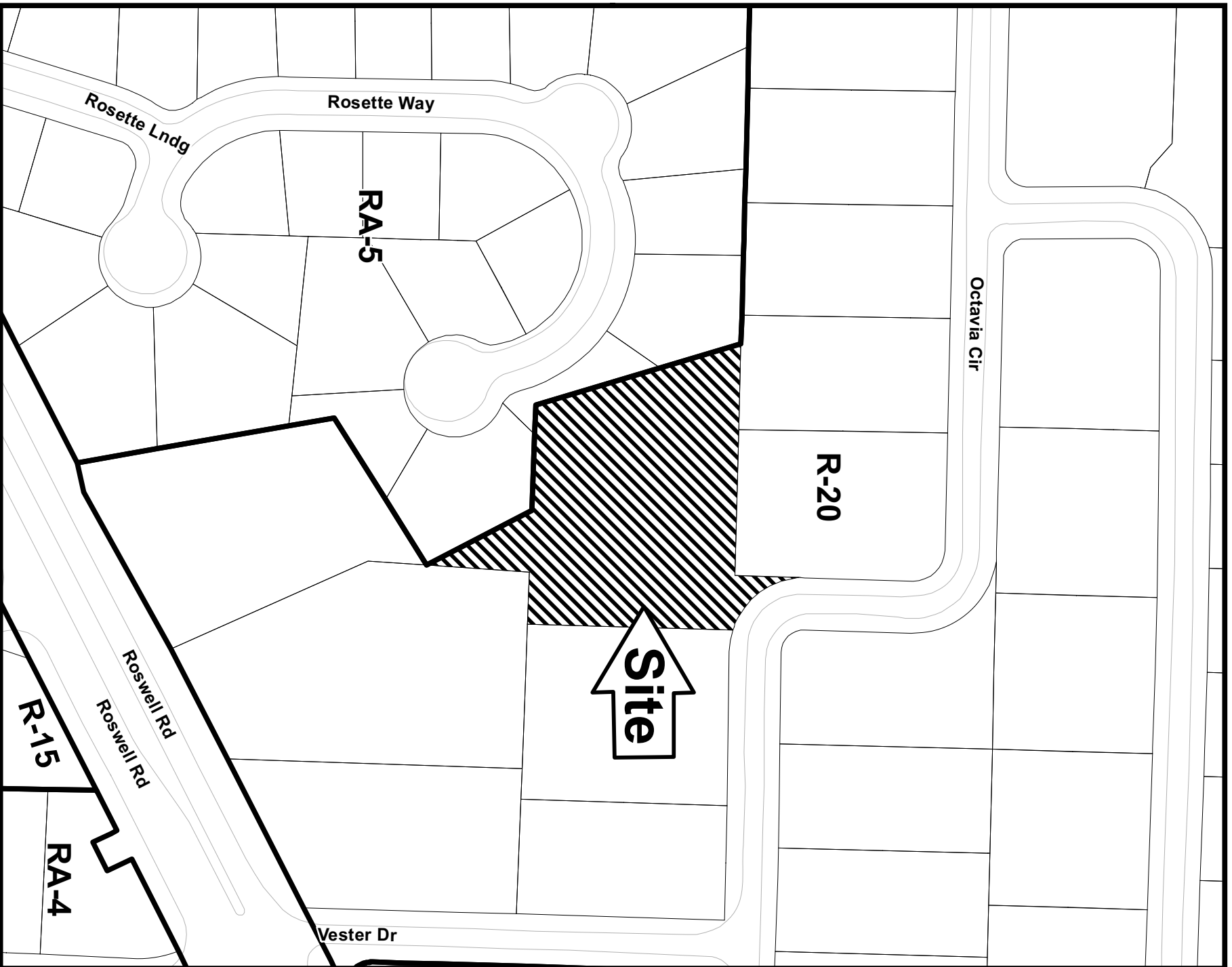
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-130



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 GEORGIA  
FILED IN OFFICE

## Cobb County

(type or print clearly)

2013 SEP 11 PM 2:57

Application No. V-130  
Hearing Date: 11-13-13

APPLICANT ~~RONALD DIVISION~~ Ramaley Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net

ROBERT RAMALEY Address 2930 Octavia Circle, Marietta GA 30062  
(representative's name, printed) (street, city, state and zip code)

Robert Ramaley Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net  
(representative's signature)

My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public



Titleholder ROBERT RAMALEY Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net

Signature Robert Ramaley Address: 2930 Octavia Circle Marietta GA 30062  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 2930 Octavia Circle Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 911 & 962 District 16 T4 Size of Tract 1.08 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 1.08 ± Acre. 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: R.V. STORAGE CARPORT

Protection from Weather