

APPLICANT: Jennifer D. and Kevin B. Lindy

PETITION No.: V-50

PHONE: 404-805-2675

DATE OF HEARING: 06-11-14

REPRESENTATIVE: Jennifer D. and Kevin B. Lindy

PRESENT ZONING: R-20

PHONE: 404-805-2675

LAND LOT(S): 669

TITLEHOLDER: Jennifer D. and Kevin B. Lindy

DISTRICT: 16

PROPERTY LOCATION: On the east side of

SIZE OF TRACT: 0.298 acre

Pinkney Drive, north of Mozelle Drive

COMMISSION DISTRICT: 3

(2356 Pinkney Drive).

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (existing 576 square foot detached garage) from the required 35 feet to 14 feet; 2) waive the setback for two structures over 144 square feet (existing 195 square foot block storage building and 195 square foot storage building) from the required 35 feet to zero feet adjacent to the east property line and from the required 10 feet to zero feet adjacent to the north property line for the block storage building; and 3) waive the maximum allowable impervious surface from 35% to 54%.

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

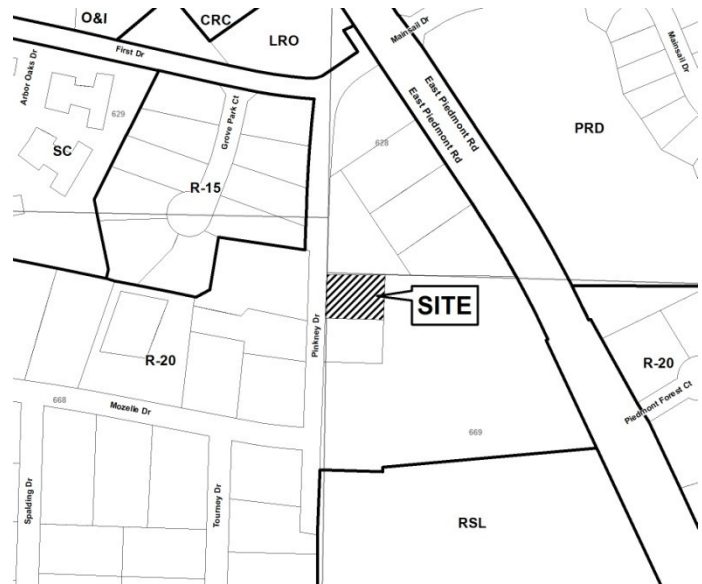
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jennifer D. and Kevin B.
Lindy

PETITION No.: V-50

COMMENTS

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

DEVELOPMENT & INSPECTIONS: GIS mapping indicates that the detached garage and a rear addition were constructed between 2003 and 2006. Our database does not show any record of permits for these structures. If they are to remain, appropriate building permits and inspections will be required.

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 area shown as brick appears to qualify for pervious paver credit and the wooden decks are located over natural area and should not be counted as impervious coverage. With these adjustments and assuming the removal of the block storage building the parcel can meet the 35% impervious coverage limit even with the proposed addition if the total driveway area is reduced to 1,504 square feet. This driveway area could be expanded with the use of pervious pavement.

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.

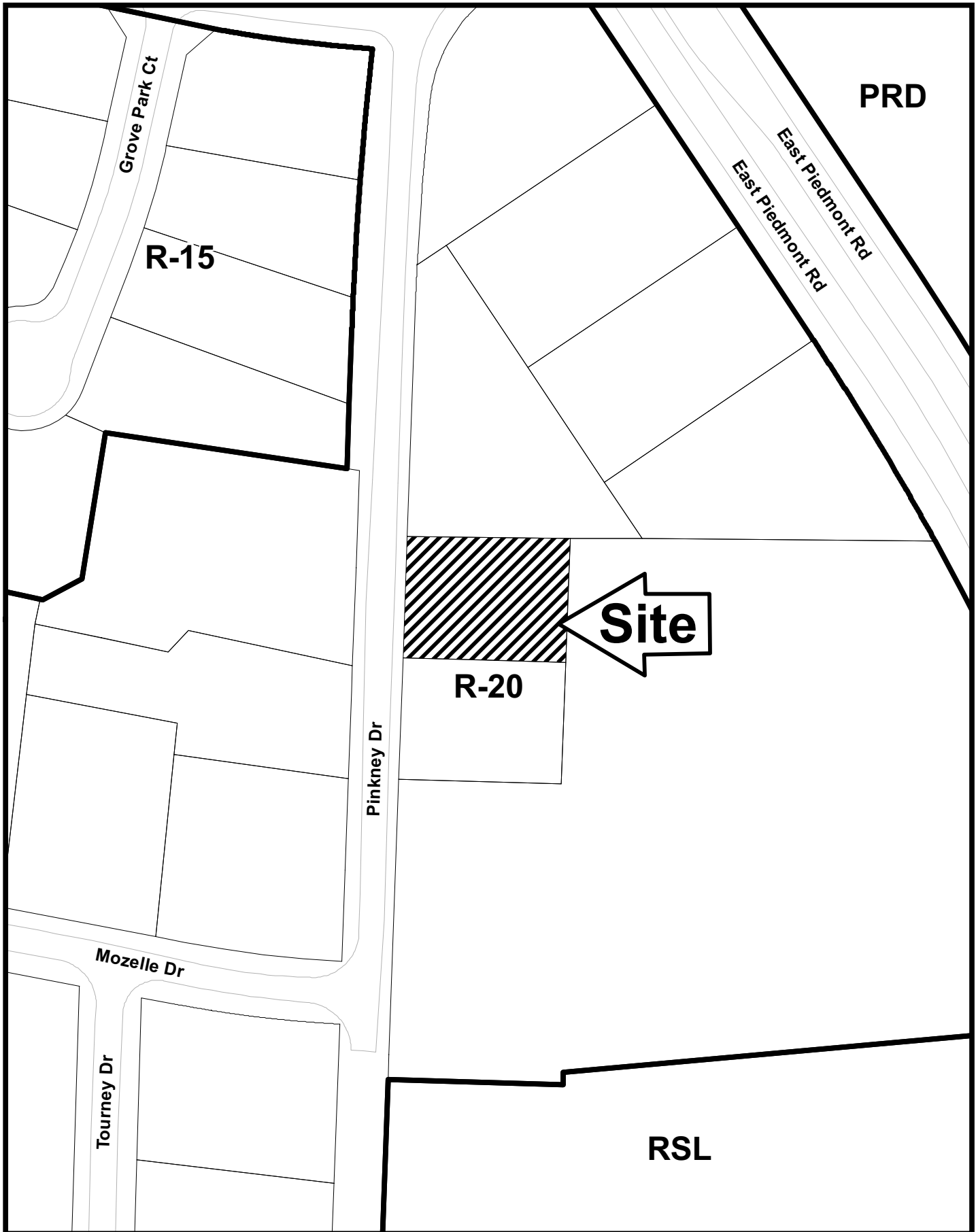
SEWER: No conflict.

APPLICANT: Jennifer D. and Kevin B.
Lindy _____

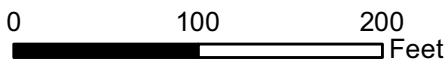
PETITION No.: V-50 _____



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-50



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

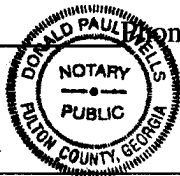
(type or print clearly)

Application No. V-50
Hearing Date: 10-11-14

Applicant Jennifer D. and Kevin B. Lindy Phone # (404) 805-2675 E-mail jenn.duval@gmail.com

KEVIN B. LINDY Address 2356 PINKNEY DR. MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-751-6277 E-mail KBLINDY2008@COMAIL.COM
(representative's signature)



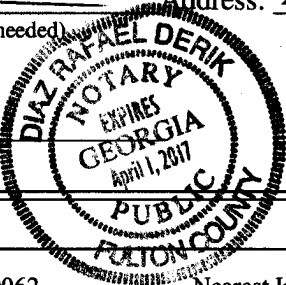
My commission expires: _____
My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Jennifer D. and Kevin B. Lindy Phone # (404) 805-2675 E-mail jenn.duval@gmail.com

Signature [Signature] Address: 2356 Pinkney Dr. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/1/17
My Commission Expires
April 1, 2017



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R20

Location 2356 Pinkney Dr. Marietta, GA 30062 Nearest Intersection: Sandy Plains Rd. and East Piedmont Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 669 District 16 Size of Tract 0.29 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.

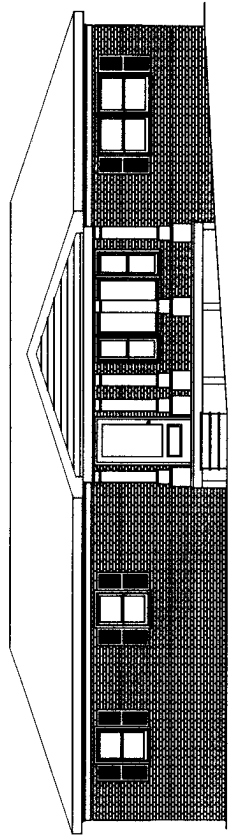
Size of Property X Shape of Property _____ Topography of Property _____ Other X

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.

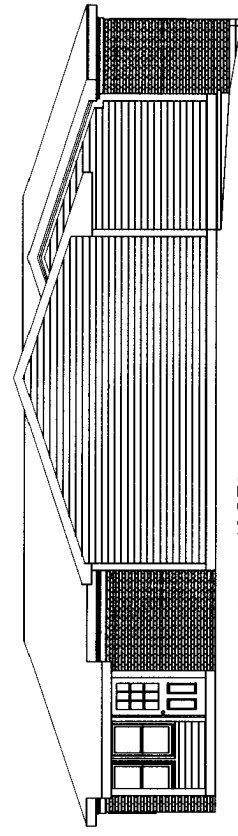
- Current zoning without variance: (1) Restricts homeowners' ability to modify and/or change existing structure preventing any rebuild of the home if subject to fire or other natural disasters;
(2) Restricts homeowners' ability to beautify, renovate and/or remodel the home; and
(3) Will cause a default on a current renovation loan obtained due to failure to obtain building permit and perform renovations within the bank mandated time frame under the contract.

List type of variance requested: (1) Reduce Rear Setbacks from 35ft to 12ft; (2) Reduce impervious square footage requirements (if needed).

Existing



-LINDY (ASB) FRONT ELEVATION-
-SCALE 1/4" = 1'-0"



-LINDY (ASB) REAR ELEVATION-
-SCALE 1/4" = 1'-0"

Drawing Index	
1	Front Elev. As Shown
2	Rear Elev. As Shown
3	First Floor As Built Layout
4	Second Floor As Built Layout
5	Foundation Layout
6	Roof Plan
7	First Floor Layout
8	Second Floor Layout

GENERAL PLAN NOTES:

- 1) All bedroom windows used are emergency egress code requirements. Window sizes comply with local code requirements. All window manufacturers prior to ordering.
- 2) Number of tanks & cover of storage tanks to be determined by contractor according to site conditions and local code requirements.
- 3) All signage shown on plans (other than parking signs) shall be the contractor's responsibility.

Innovative Design Group, LLC assumes no responsibility for the use conditions or the use of these drawings during construction. All drawings have been developed for a specific site location. Therefore, contractor shall verify the site conditions and any changes to the drawings prior to construction. All drawings are subject to change in the event of a change in site conditions or other conditions. All drawings are subject to change in the event of a change in site conditions or other conditions.

Please shall be reviewed by a contractor to verify that they meet requirements and are suitable for the intended use. All drawings are subject to change in the event of a change in site conditions or other conditions.

Builder or contractor must verify all dimensions and conditions prior to beginning construction. All dimensions should be read or calculated and never used.

Innovative Design Group, LLC has not performed a site visit. All drawings are subject to change in the event of a change in site conditions or other conditions. All drawings are subject to change in the event of a change in site conditions or other conditions.

All mechanical and plumbing requirements shall be verified prior to beginning construction. Innovative Design Group does not provide mechanical or plumbing drawings. Contractor shall verify all requirements and building conditions.

Contractor is to verify and verify all requirements and building conditions prior to beginning construction. All drawings are subject to change in the event of a change in site conditions or other conditions.

While every attempt has been made to prepare these drawings to avoid mistakes, Innovative Design Group does not assume any liability for errors or omissions.

Innovative Designs Group
2590 Sandy Plains Rd., STE 225
Marietta, GA 30066
(404)791-6277

PLAN NAME: **Lindy As-Built**

Area	Square Feet
Basement	N/A
First Floor	1675 SQ.FT.
Second Floor	N/A
Total	1675 SQ.FT.
Bedrooms	3
Bathrooms	2
Width	35'-8"
Depth	44'-0"

4/10/14
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Proposed

Drawing Index	
1	Front/Back As-Built Elevations
2	Left/Right As-Built Elevations
3	First Floor As-Built Layout
4	Second Floor As-Built Layout
5	Basement As-Built Layout
6	Basement Foundation
7	Basement Foundation
8	Basement Foundation
9	Basement Foundation

GENERAL PLAN NOTES

1) All bathroom windows must meet minimum egress code requirements and must be verified with manufacturer prior to ordering.

2) Number of studs, R, times at corners must meet local code conditions.

3) All window openings shall be constructed in accordance with the manufacturer's instructions. These plans have not been developed for a specific site and shall remain the responsibility of the contractor.

4) Manufacturer: Engberg Group, L.L.C. assumes no liability for any changes made to these plans. All window openings shall be constructed in accordance with the manufacturer's instructions. These plans have not been developed for a specific site and shall remain the responsibility of the contractor.

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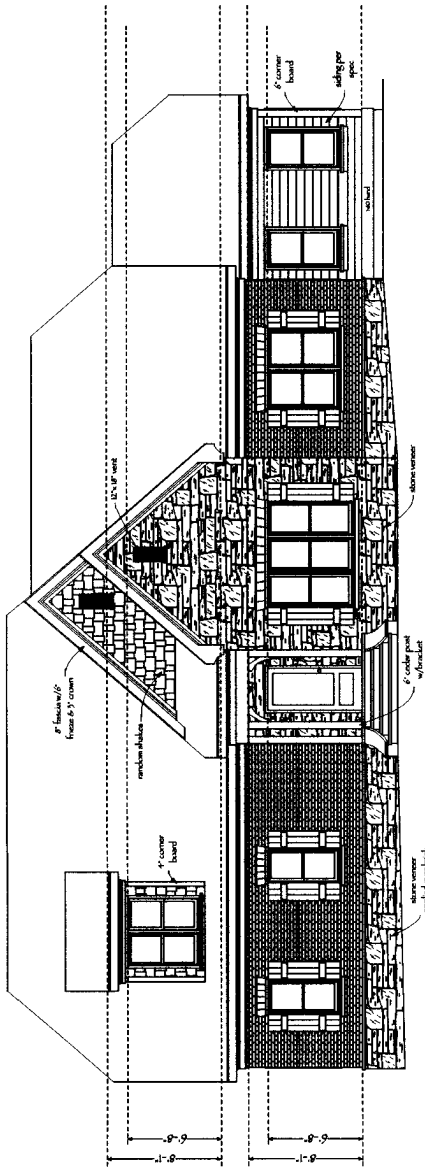
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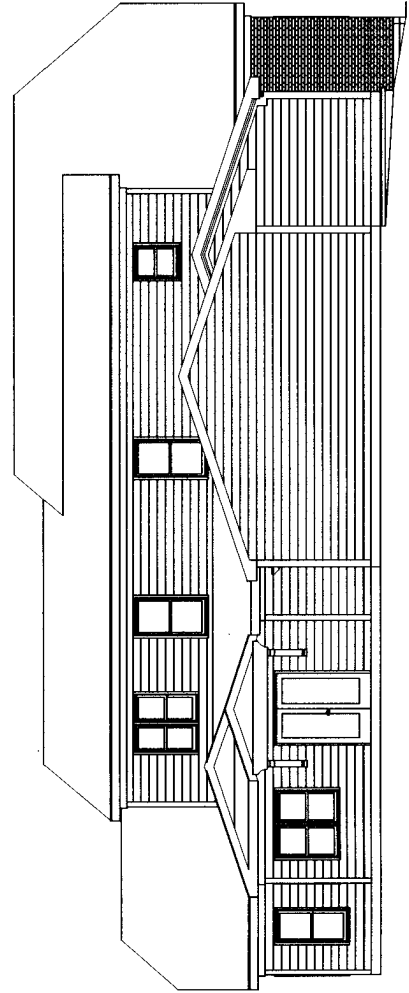
Innovative Designs Group
2590 Sandy Plains Rd. STE 225
Marietta, GA 30066
(404) 791-6277

Area	Square Feet
Basement	N/A
First Floor	1900 sq. FT.
Second Floor	1000 sq. FT.
Total	2900 sq. FT.
Bedrooms	4
Bathrooms	4
Width	61'-00"/2'
Depth	67'-3"

4/10/14	PRINTING
	4



-LINDY FRONT ELEVATION-
-SCALE 1/4" = 1'-0"-



-LINDY REAR ELEVATION-
-SCALE 1/4" = 1'-0"-

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**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
Jennifer D. and Kevin Lindy _____ intends to make an application to the appropriate Cobb County
Authorities for a variance request for the purpose of 1st and 2nd Floor Additions (Renovations) on the
premises described in the application.

Signature	Printed name	Address
1. <i>[Signature]</i>	Garrett Matthews	2385 Pinkney Dr
2. <i>[Signature]</i>	Pat + Dick Hertwig	2076 Mozelle Dr.
3. <i>[Signature]</i>	JOHN BJERKE	2250 TOWNNEY DR
4. <i>[Signature]</i>	Mehpari	2261 Townney Drive
5. <i>[Signature]</i>	William C. Smyre	2271 TOWNNEY DR.
6. <i>[Signature]</i>	Shari Swann	2401 Pinkney Drive
7. <i>[Signature]</i>	DAVID J. WEISE	2411 E. PIEDMONT RD.
8. <i>[Signature]</i>	VANN HOLLAND	2346 PINKNEY DR
9. <i>[Signature]</i>	Glynda Blanton	2375 Pinkney Dr.
10.		

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Authorities for a variance request for the purpose of 1st and 2nd Floor Additions (Renovations) on the
premises described in the application.

Signature	Printed name	Address
1. <i>[Signature]</i>	Geraldine Lopp	2408 Pinkney Drive
2. <i>[Signature]</i>	OW ADDRESS	2408 Pinkney Drive.
3.		
4.		
5.		
6.		