



**APPLICANT:** Michael and Susan Farrah

**PETITION No.:** V-62

**PHONE:** 770-951-8770

**DATE OF HEARING:** 08-13-2014

**REPRESENTATIVE:** Michael and Susan Farrah

**PRESENT ZONING:** R-20

**PHONE:** 770-951-8770

**LAND LOT(S):** 1044

**TITLEHOLDER:** Michael Patrick Farrah and Susan Michelle Farrah

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Shadowlawn Road, across from Somerset Trace (439 Shadowlawn Road).

**SIZE OF TRACT:** 2.04 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Allow an accessory structure to the front of the primary structure (approximately 177 square foot shed).

**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 must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. 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.

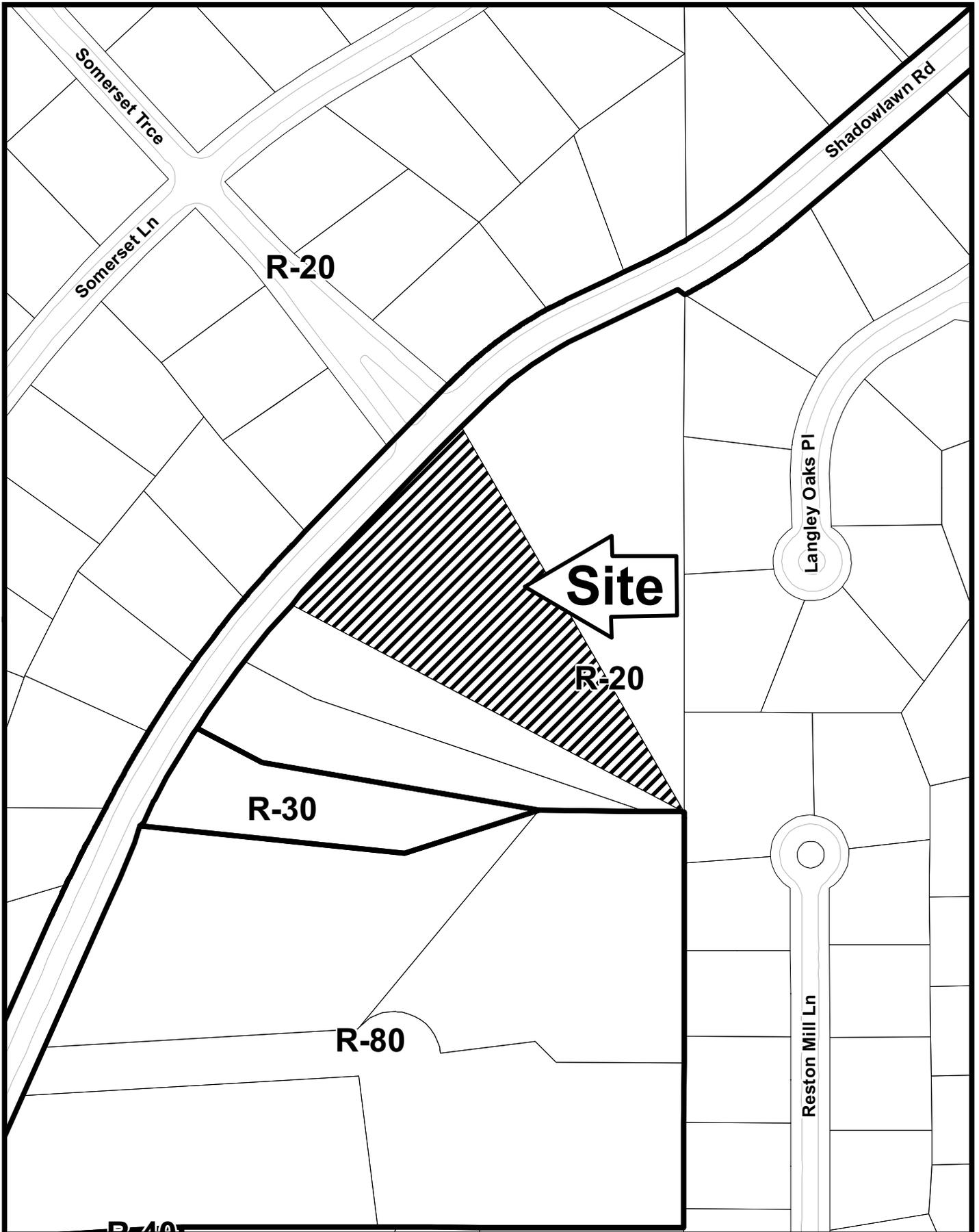
**SEWER:** No conflict. Proposed variance is sufficient distance from on-site sanitary sewer easement.

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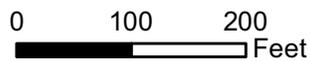
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-62



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA  
2014 MAY 20 AM 10:12  
COBB COUNTY ZONING DEPT

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-62  
Hearing Date: 8-13-14

Applicant Michael & Susan Farrah Phone # 770-951-8770 E-mail susanfarrah@me.com

MICHAEL FARRAH / SUSAN FARRAH Address 439 Shadowlawn Rd, Marietta, GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Susan Farrah Phone # 770-951-8770 E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: October 18, 2014

Crystal Pepper  
Notary Public

Titleholder Michael Farrah / Susan Farrah Phone # 770-951-8770 E-mail susanfarrah@me.com

Signature [Signature] Susan Farrah Address: 439 Shadowlawn Rd, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October 18, 2014

Crystal Pepper  
Notary Public

Present Zoning of Property R-20

Location 439 Shadowlawn Road, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044 District 17th Size of Tract 2.084 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 \_\_\_\_\_ 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).

Home is located at rear of property. Backyard is heavily wooded on steep slope to creek. Proposed shed replaces previous shed in front of property with no removal of trees or land disturbance.

List type of variance requested: Allowance of small shed 12x14 in front portion of property. All siding and roofing to match existing exterior of home. Shed location not visible from street.