



**APPLICANT:** David W. Scott

**PETITION No.:** V-102

**PHONE:** 214-636-5496

**DATE OF HEARING:** 10-01-2014

**REPRESENTATIVE:** Francis P. Pologruto

**PRESENT ZONING:** RM-8

**PHONE:** 770-235-6929

**LAND LOT(S):** 746

**TITLEHOLDER:** David W. Scott and Jean S. Scott

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Murren Drive, west of Basque Circle (2104 Murren Drive).

**SIZE OF TRACT:** 0.12 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 45% to 51.6%.

**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:** The existing parcel is currently over the impervious allowable coverage by 356 sf, but no increase is proposed.

**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.

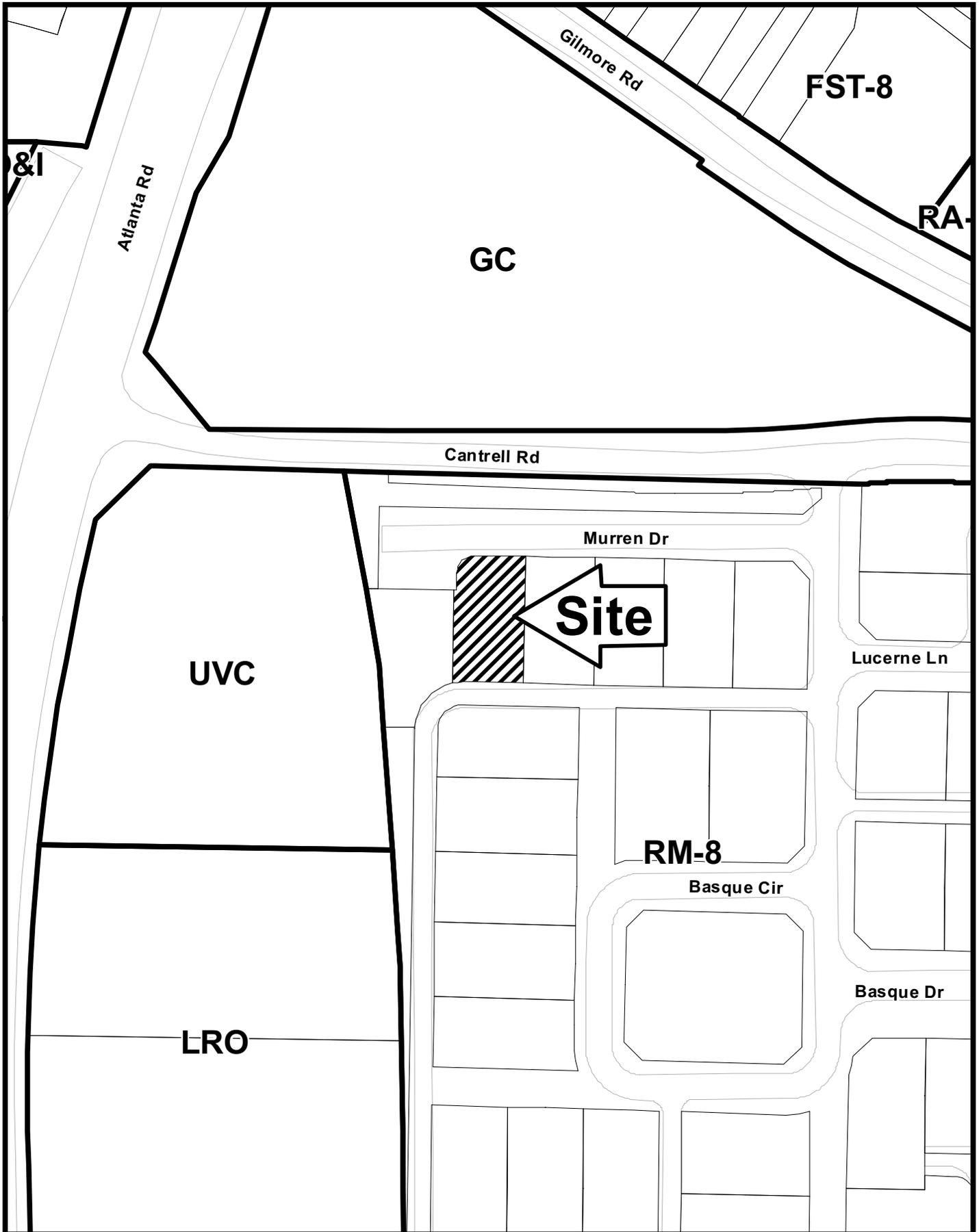
**SEWER:** No conflict.

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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.

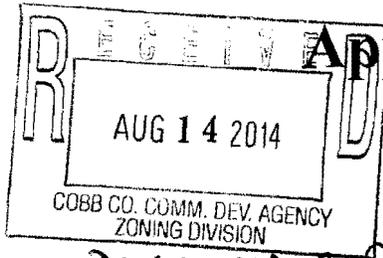
# V-102



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-102  
Hearing Date: 10-1-14

Applicant DAVID W. SCOTT Phone # 214 636-5496 E-mail FRANK1@DECKSANDMORE.COM

FRANCIS P. POLOGRITO Address 2104 MURREN DRIVE SE SMYRNA  
(representative's name, printed) (street, city, state and zip code) 30080

Francis P. Pologruto Phone # 770-235-6924 E-mail FRANK1@DECKSANDMORE.COM  
(representative's signature)

**ELIZABETH PARKS**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Mar. 25, 2018

Signed, sealed and delivered in presence of:

My commission expires: March 25, 2018 [Signature]  
Notary Public

Titleholder DAVID SCOTT Phone # 404-813-8153 E-mail D.W.Scott@SUNTRUST.COM

Signature [Signature] Address: 2104 MURREN DRIVE SE  
(attach additional signatures, if needed) (street, city, state and zip code) SMYRNA GA 30080

Jean Scott  
Jean S. Scott  
My commission expires: 12/12/2017

**JOSHUA YAGER**  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires Dec. 12, 2017

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property RAS

Location 2104 MURREN DRIVE SMYRNA, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 746 District 17TH Size of Tract 0.124 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 0.124 Shape of Property RECTANG Topography of Property URBAN Other Small Buses

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).

See exhibit A

List type of variance requested: We are requesting to build a screened in porch in the same place where the existing deck is located. We will not change lot coverage area. The porch size is 13.5 x 19



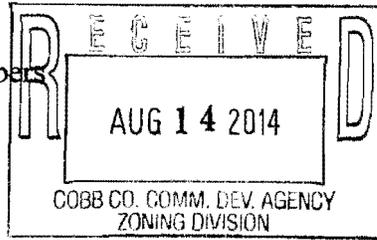
V-102  
(2014)  
Exhibit

EXHIBIT "A"



Hello: Board members  
Cobb County

Variance request



Proposed Porch location

David & Jean Scott  
2104 Murren Drive  
Smyrna, GA 30080

Land Lot 746, 17<sup>th</sup> District 2<sup>nd</sup> section

**Sub-Div: West Vinings Place  
District 17<sup>th</sup> Cobb County**

## Letter of Intent

### Variance Request & Support for a New Screened In Porch

We want to build a screened in porch on the back of the Scott's home, the existing deck measures 13.5x19' = 257 Sq ft for the screened in porch. The porch will be located directly on top of an existing deck and we will conform to all the front, side and rear setbacks. Unfortunately, this property sits on .124 acres of land and where the total impervious surface for the current home is as follows:

Total amount of space for this lot = 5,412 Sq ft = .124 acres

Total Imprevious space for this.....= 2,791 Sq ft

**Total lot Coverage area is.....51.6% ( As the Property sits now!!)**

We will **not increase any of the lot coverage area** it will **Remain the same**. We are simply requesting to build a **simple Screened in Porch** on the existing footprint of the deck.

The total Max. lot coverage area **from 45% to 51.6% which is the footprint on the property now.**

**We will also be able to run the gutters and down spouts underneath the porch. Finally, we do have the approval of the HOA = Home Owners Association to build the porch.**

Once again we thank you very much for your consideration and support on approving this variance request

Sincerely,  
Frank Pologruto President

**P.S. If you have any questions please me call I am always here to help.....770-235-6929 Cel**



**1060 MEDLIN STREET • SMYRNA, GA 30080 • 770-235-6929 • WWW.DECKSANDMORE.BIZ**

**OUTDOOR KITCHENS • SCREENED-IN PORCHES • CUSTOM DECKS • ADDITIONS • SUNROOMS • BASEMENTS • BATHROOMS**