

New Proposed Floor Plan  
scale: 1/8" = 1'-0"

**Bruce Residence**  
2901 Yale Court SE, Atlanta, GA 30339  
Courtyard at Vinings



**APPLICANT:** William Stewart Bruce

**PETITION No.:** V-115

**PHONE:** 540-588-3125

**DATE OF HEARING:** 11-12-2014

**REPRESENTATIVE:** Mark Diedrich

**PRESENT ZONING:** RM-8

**PHONE:** 678-244-6270 ext. 207

**LAND LOT(S):** 907

**TITLEHOLDER:** William Stewart and Mary Lou Bruce

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Yale Court, east of Courtyard Drive, south of Tanglewood Drive (2901 Yale Court).

**SIZE OF TRACT:** 0.12 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum impervious surface from 40% to 54%; 2) waive the front setback from the required 20 feet to 7 feet adjacent to the north property line; 3) waive the rear setback from the required 30 feet to 3 feet adjacent to the south property line; and 4) waive the side setback from the required 5 feet to 4 feet adjacent to the east 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:** Walls closer than 5 feet to the property line require 1-hour fire rating.

**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:** It appears that the impervious area calculation includes the existing elevated wooden deck that is over natural ground. Since this area will not be roofed it should not be counted toward impervious coverage. This will reduce the proposed impervious coverage to approximately 46%.

**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.

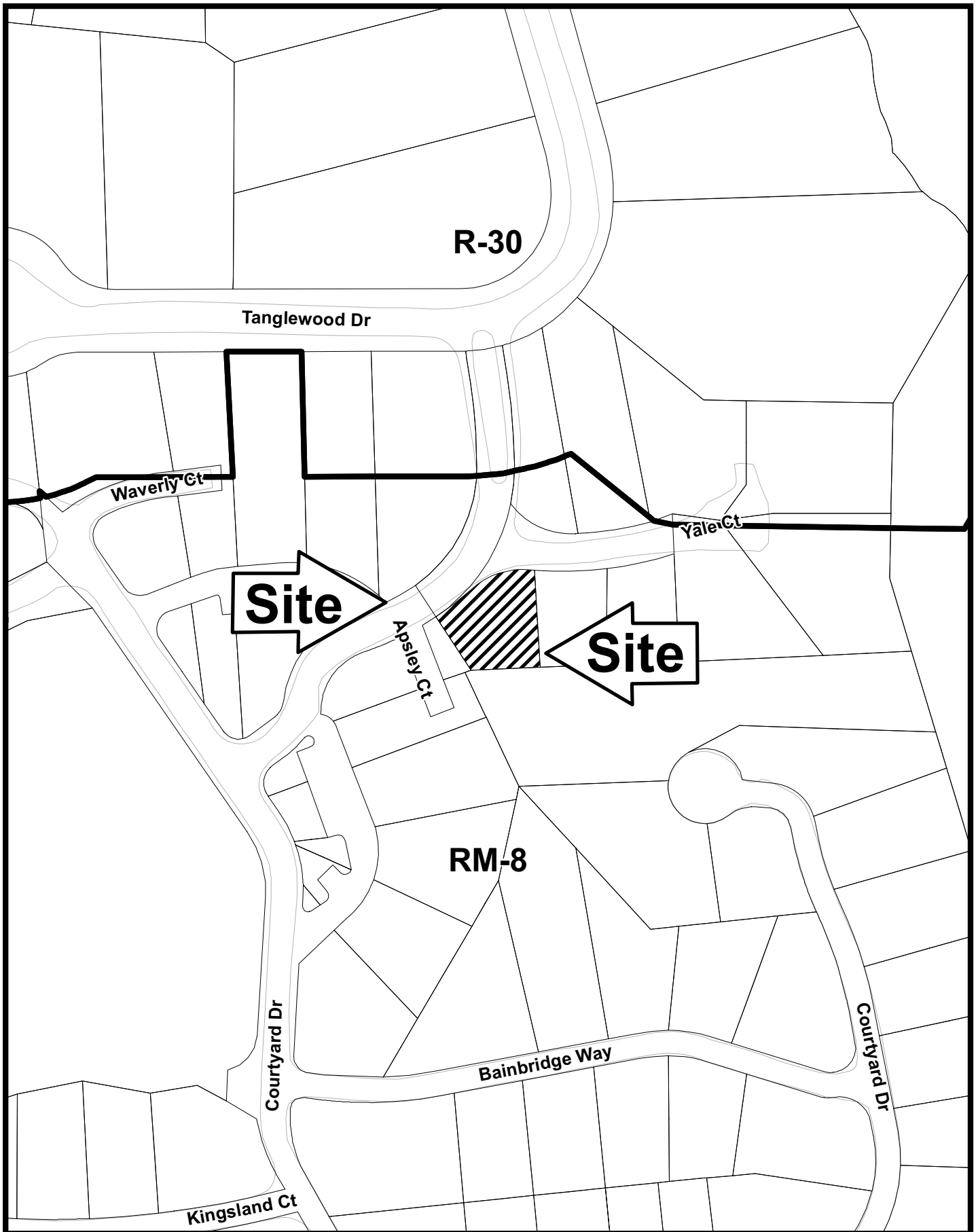
**SEWER:** No conflict.

**APPLICANT:** William Stewart Bruce      **PETITION No.:** V-115

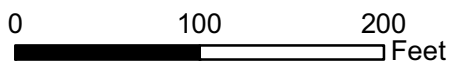
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

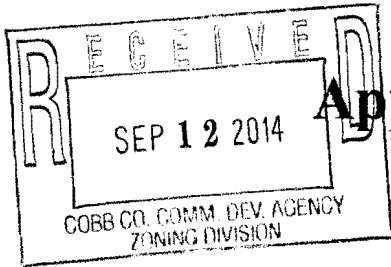
# V-115



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-115  
Hearing Date: 11-12-14

Applicant William Stewart Bruce Phone # 540.588.3125 E-mail sbruce@grahamwhite.com

Mark Diedrich Address 834 INMAN VILLAGE PKWY, SUITE#280, ATLANTA, GA 30307  
(representative's name, printed) (street, city, state and zip code)

Mark Diedrich Phone # 678.244.6270 E-mail mark@kuodiedrich.com  
(representative's signature) ext. 207

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Titleholder Mary Lou Bruce Phone # 540.588.3125 E-mail mlsbruce@comcast.com

Signature Mary Lou Bruce 2901 Yale Court SE, Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 26, 2017 Joely Tejada 9-12-14  
Notary Public

Present Zoning of Property RM-8 using RA-5 setbacks for being a single family house

Location 2901 Yale Court SE, Atlanta, GA 30339 (Courtyard at Vinings)  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 907 District 17th - section 2nd Size of Tract 0.12 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 5300.6 S.F. Shape of Property irregular Topography of Property level 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).

According to Cobb County regulations, the rear setback for the property is 30' and the side setback is 5'. The community consists of cluster homes with setbacks that do not match with RA-5 zoning. The existing house and screen porch are currently within the setback. Because the screen porch to be replaced is already within the setback, any increase in space will further violate the setback unless a variance is granted. the proposed new porch is sized to better accomodate furniture and is truly and improvement.

List type of variance requested: \_\_\_\_\_  
I ask for approval to reduce the rear and side yard setbacks for an addition of a sun room in the location of the current screen porch in my house. According to the new addition, the house footprint will reduce the rear setback to 3'-0" and the side yard setback to 4'-0".