

APPLICANT: Patricia S. Medlin **PETITION No.:** V-2
PHONE: 770-948-2986 **DATE OF HEARING:** 01-14-2015
REPRESENTATIVE: Patricia Medlin **PRESENT ZONING:** R-20
PHONE: 770-948-2986 **LAND LOT(S):** 38
TITLEHOLDER: Patricia S. Medlin **DISTRICT:** 18
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 3.82 acres
Whispering Pines Circle (Private), east of Whispering
Pines Road, and at the western terminus of Pine Valley
Road (5835 Whispering Pines Circle). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 26.75 feet; and 2) waive the setback for an accessory structure over 650 square feet (frame accessory building with lean to sheds) from the required 100 feet to 34.1 feet adjacent to the eastern 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: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater management issues were observed.

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.

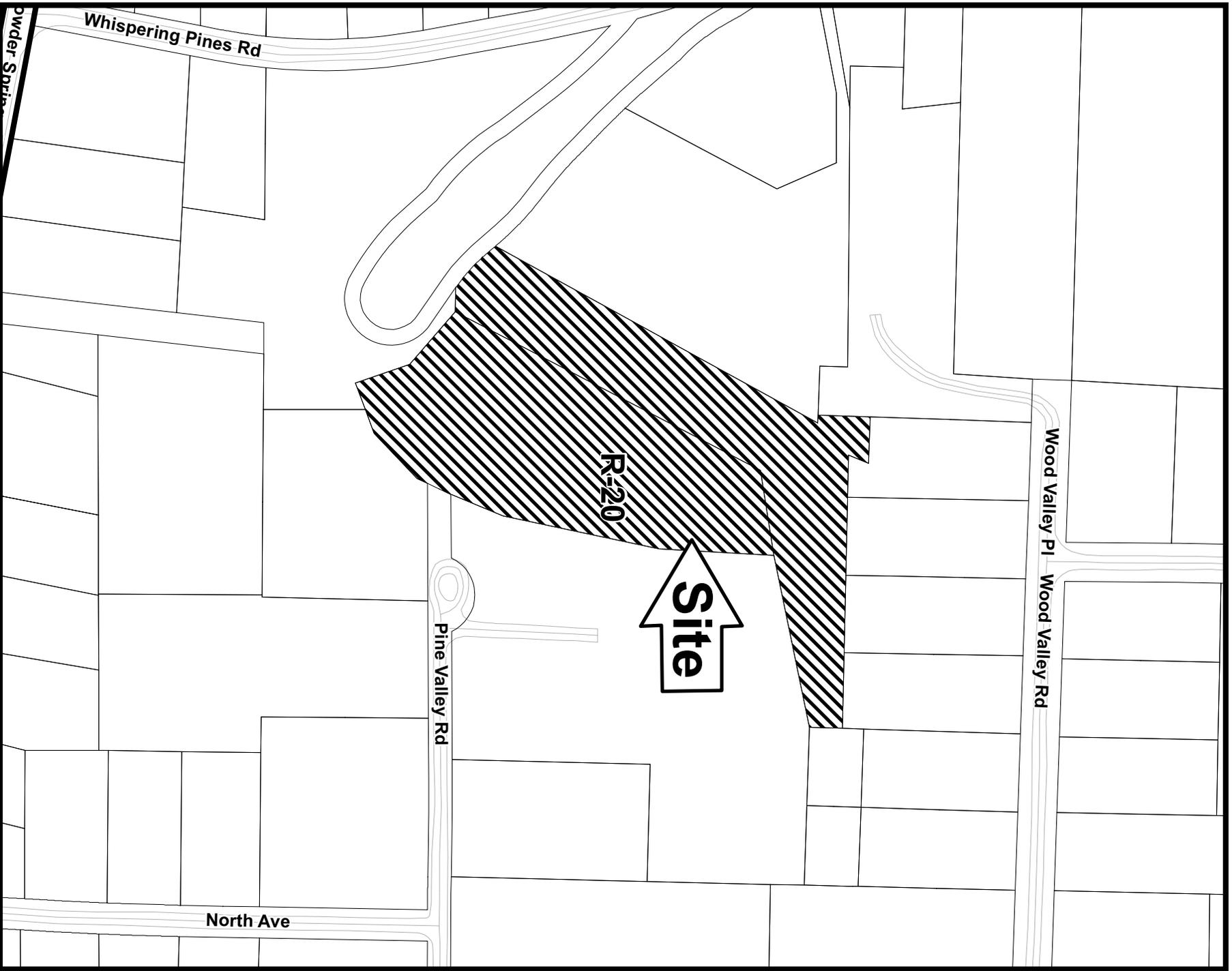
WATER: No conflict.

SEWER: No conflict.

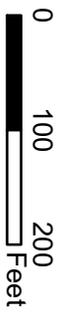
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

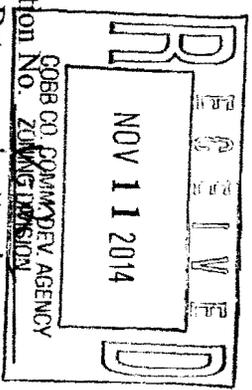


City Boundary
Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)



Application No. _____
Hearing Date: 1-14-15

Applicant PATRICIA S MEDLIN Phone # 770-948-2986 E-mail PSMEDLIN@OUTLOOK.COM

~~PATRICIA MEDLIN~~ Patricia Medlin Address 5835 WHISPERING PINES CIR. MARIETTA, GA 30126
(representative's name, printed) (street, city, state and zip code)

Patricia N/A Phone # 770-948-2986 E-mail PSMEDLIN@OUTLOOK.COM
(representative's signature)

My commission expires: _____ Signed and delivered in presence of: _____
Notary Public Carolyn Duncan

Titleholder SAME AS ABOVE Phone # 770-948-2986 E-mail PSMEDLIN@OUTLOOK.COM

Signature Patricia Medlin Address: 5835 WHISPERING PINES CIR MARIETTA GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____ Signed, sealed and delivered in presence of: _____
Notary Public Carolyn Duncan

Present Zoning of Property R-20

Location 5835 WHISPERING PINES CIR.
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 38 District 18 2ND SECT Size of Tract 3.815 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).

ATTACHED

List type of variance requested: _____

Reason For Variance Request:

I've applied for a Reverse Mortgage on my house which sits on a separate plat from my adjoining horse pasture. In order to increase the valuation of my home, a new survey was done combining the two. I have no plans to sell or make any changes to the use of the property.

The house was built in 1926 and purchased by us in 1986... the adjoining pasture, shortly thereafter. The property is without public road frontage, therefore not conforming to subsequent land ordinances.

The need for this Variance approval is necessary in order to legally record the combined properties as requested by the mortgage company handling my application.

Phyllis 10-23-2014