

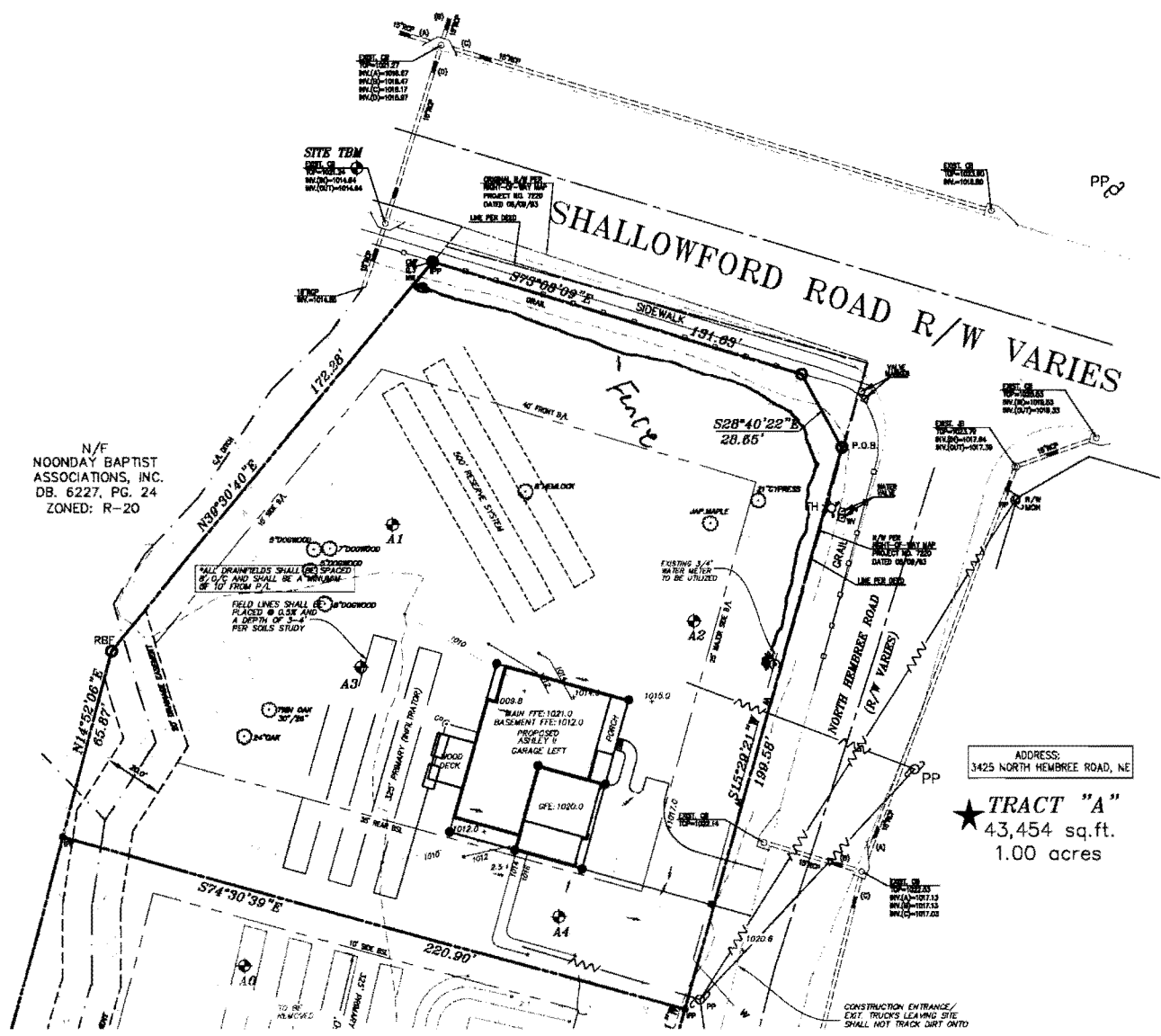
V-23
 (2015)
 Fence Location
 Plan

JAN - 9 2015

COMMUNITY DEPARTMENT
 ZONING DIVISION



N/F
 NOONDAY BAPTIST
 ASSOCIATIONS, INC.
 DB. 6227. PG. 24
 ZONED: R-20



ADDRESS:
 3425 NORTH HEMBREE ROAD, NE

★ TRACT "A"
 43,454 sq.ft.
 1.00 acres

APPLICANT: Jesse Marinko

PETITION No.: V-23

PHONE: not given

DATE OF HEARING: 02-11-2015

REPRESENTATIVE: Jesse Marinko

PRESENT ZONING: R-20

PHONE: not given

LAND LOT(S): 402

TITLEHOLDER: Jesse J. and Heather Marinko

DISTRICT: 16

PROPERTY LOCATION: On the southwest corner of Shallowford Road and North Hembree Road (3425 North Hembree Road).

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required 6 feet to 6 feet 6 inches.

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

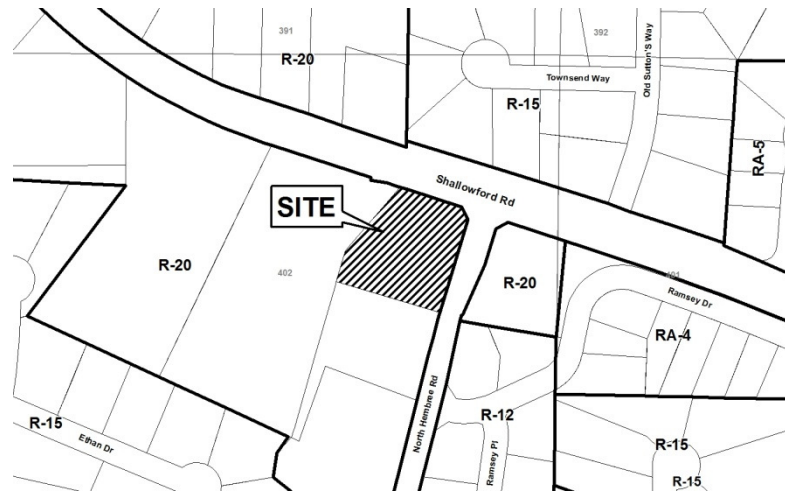
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

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.

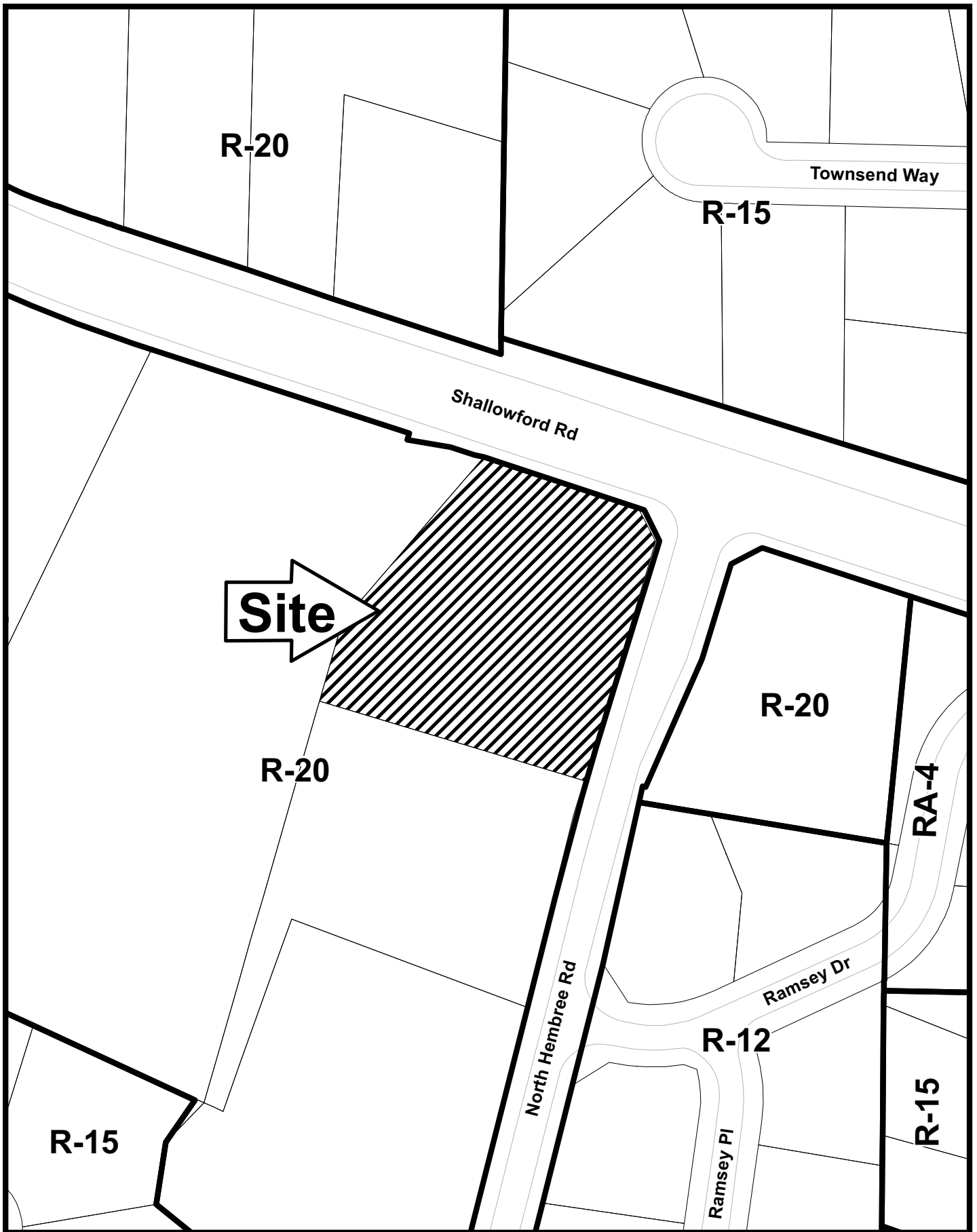
WATER: Cobb County Marietta Water Authority approval may be required based upon the location and type of fence (CCMWA easement along Shallowford Road).

SEWER: No conflict.

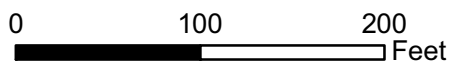
APPLICANT: Jesse Marinko **PETITION No.:** V-23



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-23



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



-  City Boundary
-  Zoning Boundary

REC - 5 2014
CO. COMM. F
ZONING DE.

Application for Variance Cobb County

(type or print clearly)

Application No. V-23

Hearing Date: 2-11-15

Applicant Jesse Marinko Phone # _____ E-mail jessemarinko@gmail.com

Jesse Marinko Address 3425 North Hembree Rd Marietta 30062
(representative's name, printed) (street, city, state and zip code)

Jesse Marinko Phone # _____ E-mail jessemarinko@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder Jesse Marinko Phone # _____ E-mail jessemarinko@gmail.com

Signature Jesse Marinko Address: 3425 North Hembree Rd Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property R-20

Location 3425 North Hembree Rd Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 402 District 16th Size of Tract 1.0 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 X 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).

Property has frontage along shallower w/ steep top drop.
Fence posts are slightly higher than 6' to accommodate top
drop and to provide architectural continuity.

List type of variance requested: Waive height of fence from 6' to 6'6".